

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perceh J. Williams*  
DATE: 11/22/16

Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

NOV 22 2016

**5.044 Acre Boundary Survey for  
Carmen and Phyllis Lorubbio**

Jill Thompson  
Athens County Auditor

Situate in the State of Ohio, Athens County, Waterloo Township, northwest quarter of Section 22, Fraction 23, Township 11 North, Range 15 West and being part of a 16.24 acre parcel conveyed to Carmen Lorubbio and Phyllis Lorubbio recorded in Deed Book 252, Page 31 in the Athens County Recorder's office and being more particularly described as follows:

**Commencing** at the northwest corner of Fraction 23 also being the northwest corner of Section 22 (calculated from a 17.05 acre survey by John M. Branner dated June 1992, thence South 73 Degrees 23 Minutes 08 Seconds East 2559.63 feet along a random line to a point in the center of Grass Run Road, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** across the grantor along a new division line the following three courses;

1. North 80 Degrees 48 Minutes 43 Seconds East 517.52 feet (passing and iron pin set at 21.24 feet and 136.81 feet) to an iron pin set;
2. South 07 Degrees 49 Minutes 35 Seconds East 181.40 feet to an iron pin set;
3. South 03 Degrees 03 Minutes 56 Seconds West 227.21 feet to an iron pin set on the grantors south line and the north line of a 69.654 acre parcel conveyed to W. E. Fisk and Carolyn Fisk recorded in Deed Book 365, Page 585;

Thence North 86 Degrees 56 Minutes 04 Seconds West 301.73 feet along the grantors south line and the north line of a 69.654 acre parcel conveyed to W. E. Fisk and Carolyn Fisk recorded in Deed Book 365, Page 585 to an iron pin set;

Thence South 00 Degrees 44 Minutes 13 Seconds East 179.80 feet along a south line of the grantor and the west line of a 69.654 acre parcel conveyed to W. E. Fisk and Carolyn Fisk recorded in Deed Book 365, Page 585 to an iron pin set at the northeast corner of a 0.346 acre parcel conveyed to Waterloo Township Trustees recorded in Official Record 305, Page 333;

Thence South 89 Degrees 30 Minutes 47 Seconds West 165.64 feet (passing an iron pin set at 135.64 feet) along the grantors south line and the north line of a 0.346 acre parcel conveyed to Waterloo Township Trustees recorded in Official Record 305, Page 333 to a point in the center of Grass Run Road also being the northwest corner of a 0.346 acre parcel conveyed to Waterloo Township Trustees recorded in Official Record 305, Page 333;

Thence along the center of Grass Run Road the following ten courses;

1. North 18 Degrees 42 Minutes 26 Seconds West 36.21 feet to a point;
2. North 16 Degrees 52 Minutes 28 Seconds West 44.82 feet to a point;
3. North 12 Degrees 09 Minutes 11 Seconds West 49.21 feet to a point;
4. North 06 Degrees 50 Minutes 01 Seconds West 45.88 feet to a point;
5. North 04 Degrees 26 Minutes 39 Seconds West 90.04 feet to a point;
6. North 05 Degrees 27 Minutes 06 Seconds West 66.18 feet to a point;
7. North 06 Degrees 40 Minutes 58 Seconds West 46.63 feet to a point;
8. North 03 Degrees 08 Minutes 33 Seconds West 52.44 feet to a point;
9. North 01 Degrees 49 Minutes 33 Seconds East 47.52 feet to a point;

10. North 05 Degrees 52 Minutes 52 Seconds East 16.43 feet to the **Point of Beginning**.

The above described contains 5.044 acres more or less and is part of Auditor's parcel Number N010010045200 which presently shows 63.27 acres.

Subject to all legal easements and rights of way.


Plat of survey is attached hereto and made a part thereof.

All iron pins set are 3/4 inch by 30 inch rebar with a 1-1/4 inch plastic cap stamped "Canter PS 7226".

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc. Completed October 2016.

Prior Instrument Reference as of the date this survey was prepared: Deed Book 252, Page 31.

All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone. Reference the north line of the subject 4.669 acre parcel being North 80 Degrees 48 Minutes 43 Seconds East.

  
Robert C. Canter, P.S. 7226

11-21-16  
Date



**SURVEY FOR CARMEN AND PHYLLIS LORUBBIO  
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,  
WATERLOO TOWNSHIP, NORTHWEST QUARTER OF SECTION 22,  
FRACTION 23, TOWNSHIP 11 NORTH, RANGE 15 WEST  
BEING PART OF A 16.24 ACRE PARCEL RECORDED  
IN DEED BOOK 252, PAGE 31**

RONALD HEDRICK AND  
CHRISTI HEDRICK  
O.R. 135, PG. 929

**POINT OF  
COMMENCEMENT**  
NW CORNER  
FRACTION 23  
CALCULATED FROM  
JOHN M. BRANNER SURVEY  
OF 17.05 AC. DATED JUNE 1992

N=492154.5210  
E=2040440.7420

N=492008.4789  
E=2040870.9275

BEARINGS ARE NAD 83(2011),  
OHIO STATE PLANE, SOUTH ZONE  
REFERENCE THE NORTH LINE OF  
SUBJECT 4.669 ACRE PARCEL BEING  
N80°48'43"E

- L1 N18°42'26"W 36.21'
- L2 N16°52'28"W 44.82'
- L3 N12°09'11"W 49.21'
- L4 N06°50'01"W 45.88'
- L5 N04°26'39"W 90.04'
- L6 N05°27'06"W 66.18'
- L7 N06°40'58"W 46.63'
- L8 N03°08'33"W 52.44'
- L9 N01°49'33"E 47.52'
- L10 N05°52'52"E 16.43'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Frank Williams*  
DATE: 11/22/16



6801 SR 56  
ATHENS, OHIO 45701  
740-592-5706



16071 PLAT.DGN

**POINT OF  
BEGINNING**

517.52'

507°49'35"E  
181.40'

5.044 AC.

CARMEN LORUBBIO AND  
PHYLLIS LORUBBIO  
D.B. 252, PG. 31  
N010010045200  
63.27 AC. TAXED

500°44'13"E  
179.80'

W. E. FISK AND  
CAROLYN FISK  
D.B. 365, PG. 585  
N010010045600  
69.654 AC. TAXED

S89°30'47"W  
165.64'

REMNANTS OF  
FENCE  
WATERLOO TOWNSHIP TRUSTEES  
O.R. 305, PG. 333  
N010010045602, 0.346 AC.

@135.64'

N86°56'04"W  
301.73'

S03°03'56"W  
227.21'

**LEGEND**

- I.P.F. IRON PIN FOUND
- ◊ POST FOUND
- I.P.S. 3/4" X 30" REBAR SET WITH A  
1-1/4" PLASTIC CAP  
STAMPED "CANTER PS 7226"
- X — EXISTING FENCE



**REFERENCES**

- DEEDS AS NOTED  
COUNTY GIS  
0.346 AC. SURVEY BY JOHN M. BRANNER  
18.96 AC. SURVEY BY REX E. MAIDEN  
17.05 AC. SURVEY BY JOHN M. BRANNER  
1.91 AC. SURVEY BY ROBERT C. CANTER  
2.00 AC. SURVEY BY LARRY P. GERSTNER

SURVEYED OCTOBER 2016 BY CANTER SURVEYING/GPS SERVICES, INC  
UNDER THE DIRECTION OF ROBERT C. CANTER  
REGISTERED SURVEYOR NO. 7226.  
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

*Robert C. Canter*  
ROBERT C. CANTER, P.S. 7226 DATE

11-21-16