

BY: *Rebecca J. Miller*  
DATE: 1/12/18

### 114.600 ACRE SURVEY

Situate in the State of Ohio, Athens County, Waterloo Township, Section 21, Fraction 30, Township 10 North, Range 15 West, Ohio Company Purchase and being the same recorded in Official Record 393, Page 412, all of the first parcel recorded in Official Record 401, Page 1242 (Tax ID N010010074700, 8.20 acres), all of a 0.697 acre, a 0.23 acre, a 0.511 acre and a 1.27 acre parcel and part of a 0.672 acre parcel recorded in Official Record 401, Page 1242, Official Record 354, Page 38, Official Record 331, Page 1601 and Official Record 332, Page 2376 in the Athens County Recorder's office and being more particularly described as follows:

**Beginning** at a 3/4 inch iron pin found with no cap at the southeast corner of Fraction 30 being southwest corner of a 77.52 acre parcel conveyed to Jane E. Broecker and Mark M. Broecker, Jr. recorded in Official Record 521, Page 2609 and a point on the north line of a 7.14 acre parcel conveyed to Autumn G. Congrove recorded in Official Record 511, Page 2359;

Thence from the **Point of Beginning** North 86 Degrees 07 Minutes 21 Seconds West 2274.44 feet along the south line of Fraction 30 also being the north line of Fraction 31, the north line of a 7.14 acre parcel conveyed to Autumn G. Congrove recorded in Official Record 511, Page 2359, the north line of a 41.330 acre parcel conveyed to Gary W. Dicken and Tamara L. Dicken recorded in Official Record 195, Page 833, the north line of a 137.380 acre parcel conveyed to Lee W. Atha and Tammy D. Atha, Trustees of the Atha Living Trust dated December 11, 2014 to the southeast corner of a 60 acre parcel conveyed to Robert J. Sater recorded in Official Record 405, Page 1474;

Thence North 04 Degrees 46 Minutes 46 Seconds East 2149.83 feet along the east line of a 60 acre parcel conveyed to Robert J. Sater recorded in Official Record 405, Page 1474 and the east line of a 7.19 acre parcel conveyed to Robert Sater recorded in Official Record 481, Page 1566 to an iron pin found on the south line of an 11.045 acre parcel conveyed to Charles W. Congrove recorded in Official Record 447, Page 1601 passing a 5/8 inch iron pin found with no cap at 174.95 feet, 0.21 feet left, an iron pin found at 2009.66 feet, 0.30 feet left and an iron pin found at 2096.72 feet;

Thence along a curve to the right 117.50 feet having a delta of 02 Degrees 35 Minutes 34 Seconds, a radius of 2596.49 feet, a chord of North 76 Degrees 41 Minutes 08 Seconds East 117.49 feet along the south line of an 11.045 acre parcel conveyed to Charles W. Congrove recorded in Official Record 447, Page 1601 to a point;

Thence North 78 Degrees 12 Minutes 48 Seconds East 54.22 feet along the south line of an 11.045 acre parcel conveyed to Charles W. Congrove recorded in Official Record 447, Page 1601 to an iron pin found at the southeast corner of an 11.045 acre parcel conveyed to Charles W. Congrove recorded in Official Record 447, Page 1601 and the southwest corner of a 4.34 acre parcel conveyed to Connie S. Llewellyn recorded in Official Record 466, Page 2460;

Thence along the south line of a 4.34 acre parcel conveyed to Connie S. Llewellyn recorded in Official Record 466, Page 2460 the following three courses;

1. North 82 Degrees 47 Minutes 01 Seconds East 212.12 feet to a point;
2. North 85 Degrees 45 Minutes 01 Seconds East 202.52 feet to a point;

3. North 88 Degrees 51 Minutes 46 Seconds East 203.05 feet to a point on the south line of a 3.41 acre parcel conveyed to Rachel M. Arnold and Kelly Joe Yoho recorded in Official Record 473, Page 1260;

Thence South 86 Degrees 53 Minutes 39 East 203.93 feet along the south line of a 3.41 acre parcel conveyed to Rachel M. Arnold and Kelly Joe Yoho recorded in Official Record 473, Page 1260 to a point;

Thence South 81 Degrees 40 Minutes 59 Seconds East 204.31 feet along the south line of a 3.41 acre parcel conveyed to Rachel M. Arnold and Kelly Joe Yoho recorded in Official Record 473, Page 1260 to a point on the south line of a 4.489 acre parcel conveyed to Bruce Llewellyn and Pamela Llewellyn recorded in Deed Book 344, Page 453;

Thence South 76 Degrees 31 Minutes 59 Seconds East 203.40 feet along the south line of a 4.489 acre parcel conveyed to Bruce Llewellyn and Pamela Llewellyn recorded in Deed Book 344, Page 453 to a point;

Thence South 73 Degrees 30 Minutes 14 Seconds East 39.23 feet along the south line of a 4.489 acre parcel conveyed to Bruce Llewellyn and Pamela Llewellyn recorded in Deed Book 344, Page 453 to the southeast corner of a 4.489 acre parcel conveyed to Bruce Llewellyn and Pamela Llewellyn recorded in Deed Book 344, Page 453;

Thence North 11 Degrees 01 Minutes 26 Seconds East 33.29 feet along the east line of a 4.489 acre parcel conveyed to Bruce Llewellyn and Pamela Llewellyn recorded in Deed Book 344, Page 453 to a point on the west line of an 8.499 acre parcel conveyed to Charles W. Congrove recorded in Official Record 508, Page 430;

Thence along the south line of an 8.499 acre parcel conveyed to Charles W. Congrove recorded in Official Record 508, Page 430 the following three courses;

1. South 85 Degrees 53 Minutes 31 Seconds East 46.17 feet to a point;
2. South 63 Degrees 47 Minutes 54 Seconds East 254.00 feet to a point;
3. South 69 Degrees 37 Minutes 37 Seconds East 562.66 feet to a point on the east line of Fraction 30, the east line of an 8.499 acre parcel conveyed to Charles W. Congrove recorded in Official Record 508, Page 430 and the west line of a 6.132 acre parcel conveyed to Charles W. Congrove recorded in Official Record 508, Page 421;

Thence South 04 Degrees 02 Minutes 55 Seconds West 2007.22 feet along the east line of Fraction 30, the west line of Fraction 36, the west line of a 6.132 acre parcel conveyed to Charles W. Congrove recorded in Official Record 508, Page 421 and the west line of a 77.52 acre parcel conveyed to Jane E. Broecker and Mark M. Broecker, Jr. recorded in Official Record 521, Page 2609 to the **Point of Beginning** passing an iron pin set at 39.27 feet, a 5/8 inch iron pin found with no cap at 48.89 feet, 0.87 feet left, a 3/4 inch iron pin found with no cap at 102.75 feet and an iron pin found with a cap stamped Price PS 8362 at 648.16 feet, 0.15 feet left.

The above described contains **114.600** acres more or less and is all of Auditor's parcel Number N010010020200 which presently shows 114 acres (**103.539** acres surveyed), all of Auditor's parcel Number N010010074700 which presently shows 8.20 acres (**8.20** acres calculated), all of Auditor's parcel Number N010010049301 which presently shows 0.697 acres (**0.670** acres surveyed), all of Auditor's parcel Number N010010049201 which presently shows 0.23 acres (**0.227** acres surveyed), all of Auditor's parcel Number N010010048901 which presently shows 0.511 acres (**0.480** acres surveyed), all of Auditor's parcel Number N010010052201 which presently shows 1.27 acres (**1.273** acres surveyed) and **0.211** acres of Auditor's parcel Number N010010049102 which presently shows 0.672 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 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 December 2017.

Prior Instrument Reference as of the date this survey was prepared: Official Record 393, Page 412, Official Record 401, Page 1242, Official Record 354, Page 38, Official Record 331, Page 1601, Official Record 332, Page 2376

All bearings, distances and coordinates are NAD 83(2011), Ohio State Plane, South Zone. Reference the south line of Fraction 30 being North 86 Degrees 07 Minutes 21 Seconds West.



Robert C. Canter, P.S. 7226

1-4-19

Date





- ① ROBERT SATER  
O.R. 481, PG. 1566  
NO10010074701, 7.19 AC.
- ② CHARLES W. CONGROVE  
O.R. 354, PG. 38  
O.R. 401, PG. 1242  
NO10010049102, 0.672 AC.
- ③ CHARLES W. CONGROVE  
O.R. 447, PG. 1601  
NO10010049100, 11.045 AC.
- ④ CHARLES W. CONGROVE  
O.R. 401, PG. 1242  
O.R. 331, PG. 1601  
NO10010049301, 0.697 AC.
- ⑤ CONNIE S. LLEWELLYN  
O.R. 466, PG. 2460  
NO10010049300, 4.34 AC.
- ⑥ CHARLES W. CONGROVE  
O.R. 401, PG. 1242  
NO10010074700, 8.20 AC.
- ⑦ CHARLES W. CONGROVE  
O.R. 332, PG. 2376  
O.R. 401, PG. 1242  
NO10010049201, 0.23 AC.
- ⑧ RACHEL M. ARNOLD AND  
KELLY JOE YOHO  
O.R. 473, PG. 1260  
NO10010049200, 3.41 AC.
- ⑨ CHARLES W. CONGROVE  
O.R. 332, PG. 2376  
O.R. 401, PG. 1242  
NO10010048901, 0.511 AC.
- ⑩ BRUCE LLEWELLYN AND  
PAMELA LLEWELLYN  
D.B. 344, PG. 453  
NO10010048900, 4.489 AC.
- ⑪ CHARLES W. CONGROVE  
O.R. 354, PG. 38  
O.R. 401, PG. 1242  
NO10010052201, 1.27 AC.

**SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,  
WATERLOO TOWNSHIP, SECTION 21, FRACTION 30  
TOWNSHIP 10N, RANGE 15W, OHIO COMPANY PURCHASE  
BEING THE SAME AS RECORDED IN O.R. 393, PG. 412,  
ALL OF THE FIRST PARCEL RECORDED IN O.R. 401, PG. 1242  
(TAX ID NO10010074700, 8.20 AC.), ALL OF A 0.697 AC.,  
A 0.23 AC., A 0.511 AC. AND A 1.27 AC. PARCEL AND PART OF  
A 0.672 AC. PARCEL RECORDED IN O.R. 401, PG. 1242, ALSO  
RECORDED IN O.R. 354, PG. 38, O.R. 331, PG. 1601, AND O.R. 332, PG. 2376**

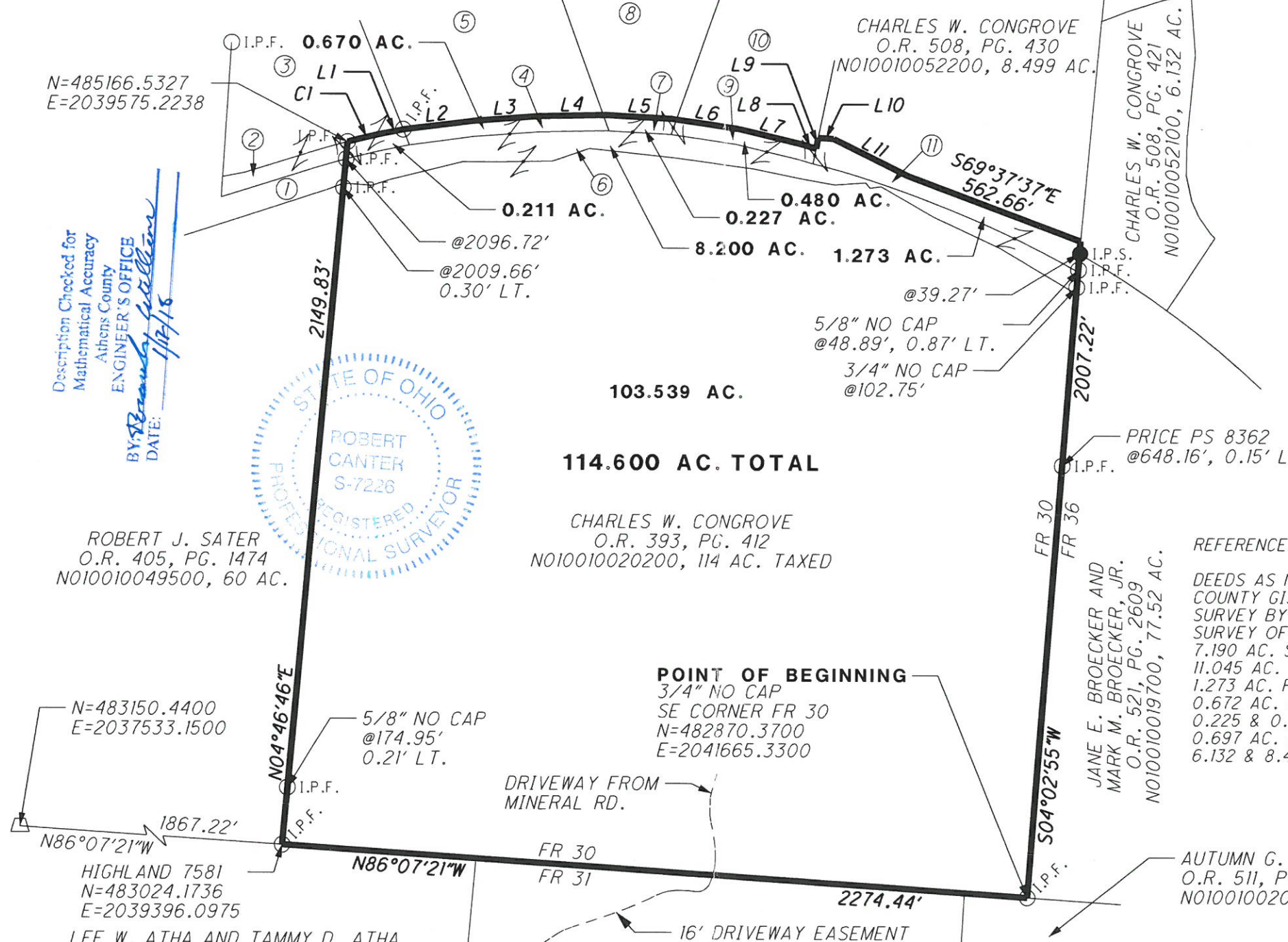
BEARINGS ARE NAD 83(2011),  
OHIO STATE PLANE, SOUTH ZONE  
REFERENCE THE SOUTH LINE OF  
FR 30 BEING N86°07'21"W

- L1 N78°12'48"E, 54.22'
- L2 N82°47'01"E, 212.12'
- L3 N85°45'01"E, 202.52'
- L4 N88°51'46"E, 203.05'
- L5 S86°53'39"E, 203.93'
- L6 S81°40'59"E, 204.31'
- L7 S76°31'59"E, 203.40'
- L8 S73°30'14"E, 39.23'
- L9 N11°01'26"E, 33.29'
- L10 S85°53'31"E, 46.17'
- L11 S63°47'54"E, 254.00'

CI DELTA=02°35'34" RT.  
RADIUS=2596.49'  
ARC=117.50'  
CH=N76°41'08"E, 117.49'

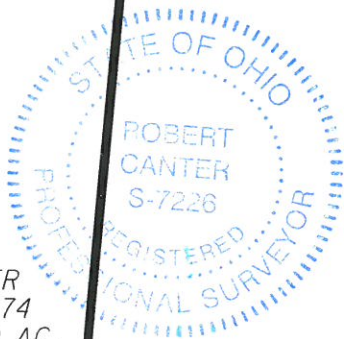
- LEGEND**
- I.P.F. IRON PIN FOUND
  - △ STONE FOUND
  - I.P.S. 3/4" X 30" REBAR SET WITH A CAP STAMPED "CANTER PS 7226"

- REFERENCES**
- DEEDS AS NOTED
  - COUNTY GIS
  - SURVEY BY ROBERT A. PRICE NOVEMBER 2009
  - SURVEY OF MULTIPLE TRACTS BY HAROLD D. WHALEY 7.190 AC. SURVEY BY JOHN M. BRANNER FEBRUARY 2013
  - 11.045 AC. SURVEY BY KENNETH E. HIGHLAND APRIL 2010
  - 1.273 AC. PLAT BY KENNETH E. HIGHLAND MAY 2003
  - 0.672 AC. PLAT BY KENNETH E. HIGHLAND MAY 2003
  - 0.225 & 0.511 AC. PLAT BY KENNETH E. HIGHLAND AUGUST 2002
  - 0.697 AC. PLAT BY KENNETH E. HIGHLAND JULY 2002
  - 6.132 & 8.499 AC. SURVEY BY KENNETH E. HIGHLAND APRIL 2012



N=485166.5327  
E=2039575.2238

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
DATE: 1/17/18



ROBERT J. SATER  
O.R. 405, PG. 1474  
NO10010049500, 60 AC.

CHARLES W. CONGROVE  
O.R. 393, PG. 412  
NO10010020200, 114 AC. TAXED

**POINT OF BEGINNING**  
3/4" NO CAP  
SE CORNER FR 30  
N=482870.3700  
E=2041665.3300

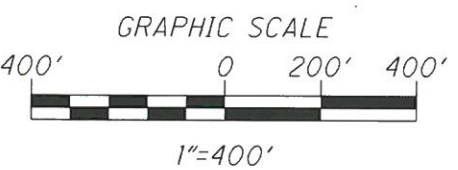
JANE E. BROECKER AND  
MARK M. BROECKER, JR.  
O.R. 521, PG. 2609  
NO10010019700, 77.52 AC.

AUTUMN G. CONGROVE  
O.R. 511, PG. 2359  
NO10010020103, 7.14 AC.

LEE W. ATHA AND TAMMY D. ATHA,  
TRUSTEES OF THE ATHA LIVING TRUST  
DATED DECEMBER 11, 2014  
O.R. 521, PG. 566  
NO10010022000, 137.380 AC.

GARY W. DICKEN  
TAMARA L. DICKEN  
O.R. 195, PG. 833  
NO10010020502, 41.330 AC.

SURVEYED DECEMBER 2017 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.



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

17026 PLAT.DGN

ROBERT C. CANTER, P.S. 7226

DATE