

**Survey for  
Rodney and Kristina Cartwright  
80.875 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Waterloo, being in the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 6, Township 11N., Range 15W. of the Ohio Company Purchase, being a part of the original tract (Parcel N020020000300, carried as 99.196 acres) as transferred to Rodney Cartwright and Kristina G. Cartwright and recorded in Official Record Book 523, Page 1765 and being bounded and described as follows:

Beginning at a 5/8" iron pin found (cap stamped "LMN Engineering RS 7113"), taken to be the northwest corner of said Southwest Quarter of the Northeast Quarter, taken to be the southwesterly corner of a 63.61 acre tract as conveyed to Ohio Franklin Realty LLC and recorded in Official Record Book 503, Page 2282 and being the principle **Point of Beginning** of this survey;

thence with a line taken to be the north line of said Southwest Quarter of the Northeast Quarter, taken to be the southerly line of said 63.61 acre tract, South 87 degrees 4 minutes 48 seconds East a distance of 1337.41 feet to a 5/8" iron pin found (cap stamped "LMN Engineering RS 7113"), taken to be the northeast corner of said Southwest Quarter of the Northeast Quarter, taken to be the southeasterly corner of said 63.61 acre tract, taken to be the northwesterly corner of a 5.000 acre tract as conveyed to David A. Horner and Terry Horner and recorded in Official Record Book 527, Page 1704;

thence with a line taken to be the east line of said Southwest Quarter of the Northeast Quarter, taken to be the westerly line of said 5.000 acre tract and continuing with a line taken to be the westerly lines of a 8.500 acre tract as conveyed to Jordan Linton and Erica Linton and recorded in Official Record Book 525, Page 1264, a 4.812 acre tract as conveyed to Cherie R. Coutts and recorded in Official Record Book 537, Page 1053, a 4.209 acre tract as conveyed to Nicholas Swain and recorded in Official Record Book 537, Page 1743, South 3 degrees 54 minutes 47 seconds West a distance of 1339.99 feet to a stone found, taken to be the southeast corner of said Southwest Quarter of the Northeast Quarter, taken to be the southwesterly corner of said 4.209 acre tract, taken to be the northwesterly corner of a 6.988 acre tract as conveyed to Matthew C. Backus and recorded in Official Record Book 523, Page 926;

thence with a line taken to be the east line of said Northwest Quarter of the Southeast Quarter, taken to be the westerly line of said 6.988 acre tract and continuing with a line taken to be the westerly line of a 5.268 acre tract as conveyed to James E. Stickel and recorded in Official Record Book 524, Page 414, South 4 degrees 0 minutes 28 seconds West a distance of 1142.09 feet to a point in the centerline of Salem Road (C-9), taken to be in the east line of said Northwest Quarter of the Southeast Quarter, taken to be the southwesterly corner of said 5.268 acre tract, taken to be the southeasterly corner of a 220.601 acre tract as conveyed to James R. Kidwell and Kimberly J. Kidwell and recorded in Official Record Book 530, Page 2208, passing a 5/8" iron pin found (cap stamped "LMN Engineering RS 7113") at a distance of 1120.70 feet;

thence leaving the east line of said Northwest Quarter of the Southeast Quarter and with the centerline of said Salem Road, taken to be the easterly line of said 220.601 acre tract and continuing with a line taken to be the easterly lines of a 2.49 acre tract as conveyed to Steve E. Blair and recorded in Deed Volume 115, Page 556, a 3.98 acre tract as conveyed to Todd Michael Dowler and recorded in Official Record Book 243, Page 291 a 16.227 acre tract as conveyed to Jessica Adine and Shawn R. Kuchta and recorded in Official Record Book 527, Page 157 and a 2.433 acre tract as conveyed to Jessica Adine and Shawn R. Kuchta and recorded

in Official Record Book 470, Page 556 for the next 26 calls;

1. North 73 degrees 29 minutes 50 seconds West a distance of 57.08 feet to a point; thence
2. North 55 degrees 29 minutes 50 seconds West a distance of 83.03 feet to a point; thence
3. North 45 degrees 40 minutes 58 seconds West a distance of 224.86 feet to a point; thence
4. North 53 degrees 39 minutes 57 seconds West a distance of 112.76 feet to a point; thence
5. North 61 degrees 55 minutes 39 seconds West a distance of 65.86 feet to a point; thence
6. North 72 degrees 26 minutes 30 seconds West a distance of 78.16 feet to a point; thence
7. North 78 degrees 28 minutes 6 seconds West a distance of 186.79 feet to a point; thence
8. North 74 degrees 18 minutes 47 seconds West a distance of 91.08 feet to a point; thence
9. North 64 degrees 54 minutes 21 seconds West a distance of 60.88 feet to a point; thence
10. North 48 degrees 19 minutes 57 seconds West a distance of 50.08 feet to a point; thence
11. North 33 degrees 29 minutes 0 seconds West a distance of 64.06 feet to a point; thence
12. North 27 degrees 13 minutes 9 seconds West a distance of 97.48 feet to a point; thence
13. North 26 degrees 56 minutes 52 seconds West a distance of 319.32 feet to a point; thence
14. North 27 degrees 4 minutes 4 seconds West a distance of 99.57 feet to a point; thence
15. North 27 degrees 24 minutes 14 seconds West a distance of 187.90 feet to a point; thence
16. North 22 degrees 7 minutes 19 seconds West a distance of 226.74 feet to a point; thence
17. North 24 degrees 11 minutes 34 seconds West a distance of 76.26 feet to a point; thence
18. North 32 degrees 44 minutes 41 seconds West a distance of 64.38 feet to a point; thence
19. North 42 degrees 28 minutes 15 seconds West a distance of 95.31 feet to a point; thence
20. North 51 degrees 46 minutes 33 seconds West a distance of 180.55 feet to a point; thence
21. North 54 degrees 59 minutes 28 seconds West a distance of 267.06 feet to a point; thence
22. North 51 degrees 9 minutes 43 seconds West a distance of 181.49 feet to a point; thence
23. North 47 degrees 30 minutes 44 seconds West a distance of 165.63 feet to a point; thence
24. North 45 degrees 9 minutes 17 seconds West a distance of 214.72 feet to a point; thence
25. North 38 degrees 42 minutes 35 seconds West a distance of 136.17 feet to a point; thence
26. North 34 degrees 5 minutes 34 seconds West a distance of 112.16 feet to a point, taken to be in the easterly line of said 2.433 acre tract as conveyed to Jessica Adine and Shawn R. Kuchta;

thence leaving the centerline of said Salem Road and with a division line through said tract that this survey is a part, North 82 degrees 36 minutes 37 seconds East a distance of 1213.02 feet to the **Point of Beginning** and containing 80.875 acres more or less, passing an iron pin set at a distance of 26.85 feet and subject to all legal rights-of way, restrictions, reservations, zoning and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with an orange cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the South 87 degrees 4 minutes 48 seconds East line (NAD-83, Ohio South) of the north line of the Southwest Quarter of the Northeast Quarter of Section 6, Waterloo Township.

All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed on March 16, 2021 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E. 2<sup>nd</sup> Street, Wellston, Ohio. Registered Surveyor Number 8231.



*[Handwritten signature of Michael A. Kinnison]*

**Michael A. Kinnison, P.L.S. No. 8231**

*3/19/21*

**Date**

\*\*\*\*\* End of Description \*\*\*\*\*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *3/19/21*

Kinnison Engineering and Surveying, LLC  
 Michael A. Kinnison P.E., P.S.  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

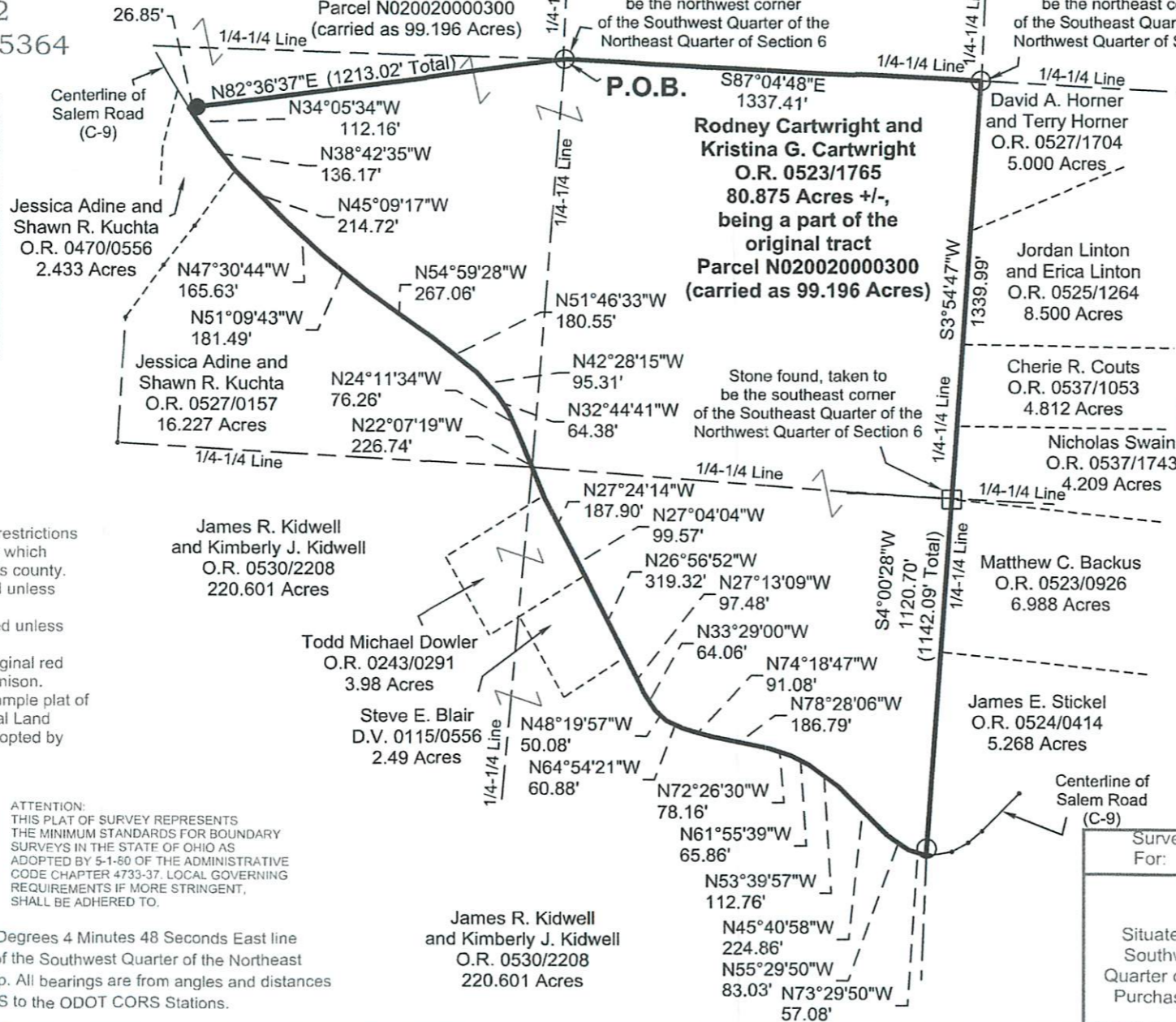
Rodney Cartwright and  
 Kristina G. Cartwright  
 O.R. 0523/1765  
 remainder of the  
 original tract  
 Parcel N020020000300  
 (carried as 99.196 Acres)

Ohio Franklin Realty LLC  
 O.R. 0503/2282  
 63.61 Acres

This survey is not valid without  
 the original signature and seal of  
 the Land Surveyor.



LEGEND	
	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
	Point
	Stone Found
	5/8" Iron Pin Found, Cap Stamped, "LMN Engineering RS 7113"



- Reference Documents:
1. Deeds and Prior as Listed
  2. Prior Surveys
  3. Tax Plats
  4. G.I.S.
  5. Existing Monuments
  6. County and City Maps
  7. Highway R/W Plans
  8. Railroad R/W Plans

NOTES:  
 1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.  
 2. Underground utilities were not located unless otherwise noted.  
 3. Interior improvements were not located unless otherwise noted.  
 4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.  
 5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *[Signature]*  
 DATE: 3/19/21

I hereby certify this to be a plat of a survey  
 made under my direction on March 16, 2021.

*[Signature]*  
 Michael A. Kinnison, P.L.S. No. 8231

Date 3/19/2021

FILE NAME 6CARTSALMES.trv	DRAWING Drawing3
SCALE 500 Ft/in	DATE 3-17-2021
JOB 16-058	REVISION 1/1
	DRAWN BY M.A.K.
	SHEET 1/1

This map was drawn with TRAVERSE PC Software

ATTENTION:  
 THIS PLAT OF SURVEY REPRESENTS  
 THE MINIMUM STANDARDS FOR BOUNDARY  
 SURVEYS IN THE STATE OF OHIO AS  
 ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE  
 CODE CHAPTER 4733-37. LOCAL GOVERNING  
 REQUIREMENTS IF MORE STRINGENT,  
 SHALL BE ADHERED TO.

Bearings are based upon the South 87 Degrees 4 Minutes 48 Seconds East line (NAD-83, Ohio South) of the north line of the Southwest Quarter of the Northeast Quarter of Section 6, Waterloo Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.

Survey For:	<b>Rodney and Kristina Cartwright</b>
	<b>80.875 Acres +/-</b>
Situated in the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 6 of the Ohio Company Purchase., T-11N., R-15W., Waterloo Twp., Athens County, Ohio	