

REFERENCE ODOT PLANS  
ATH-33-12.96



BASIS OF BEARINGS  
(AS NOTED)  
BEARINGS SHOWN HEREON  
ARE TO AN ASSUMED MERIDIAN  
AND ARE USED TO DENOTE  
ANGLES ONLY

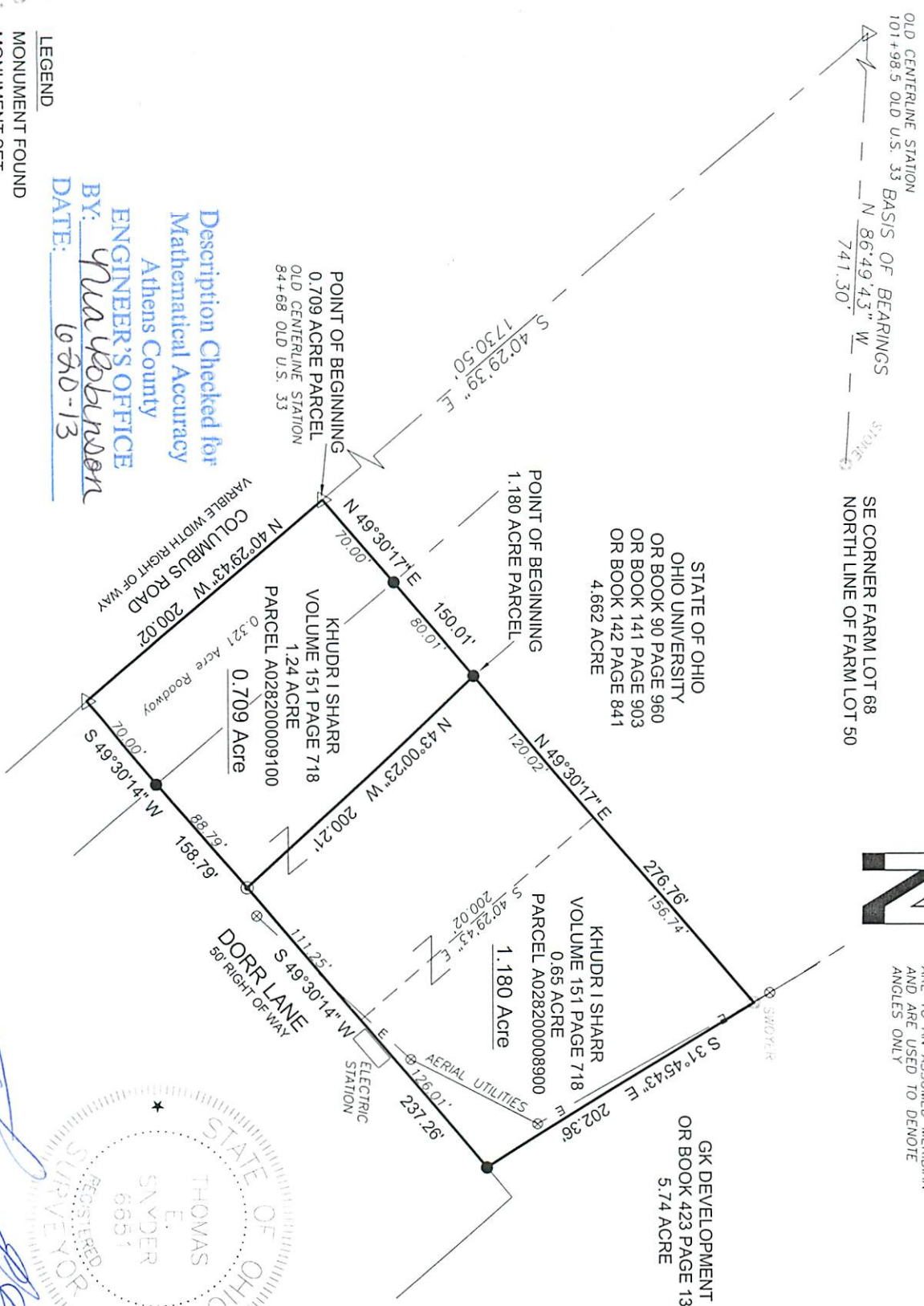
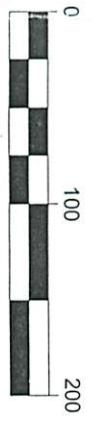
**PLAT OF SURVEY**  
ATHENS COUNTY, OHIO  
ATHENS TOWNSHIP  
SECTION 11 - FARM LOT 49  
TOWNSHIP 09 NORTH, RANGE 14 WEST  
STATE OF OHIO

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

GK DEVELOPMENT  
OR BOOK 423 PAGE 1306  
5.74 ACRE

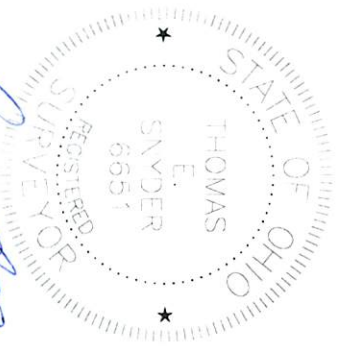
STATE OF OHIO  
OHIO UNIVERSITY  
OR BOOK 90 PAGE 960  
OR BOOK 141 PAGE 903  
OR BOOK 142 PAGE 841  
4.662 ACRE

- SURVEYOR'S 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. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
  4. NO ABSTRACT WAS PERFORMED
  5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, THAN THOSE SHOWN
  6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
  7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.



Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *Ma Robinson*  
DATE: *6-10-13*

- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - 5/8"x30" REBAR/CAP PS6651
  - MAG NAIL SET
  - POINT

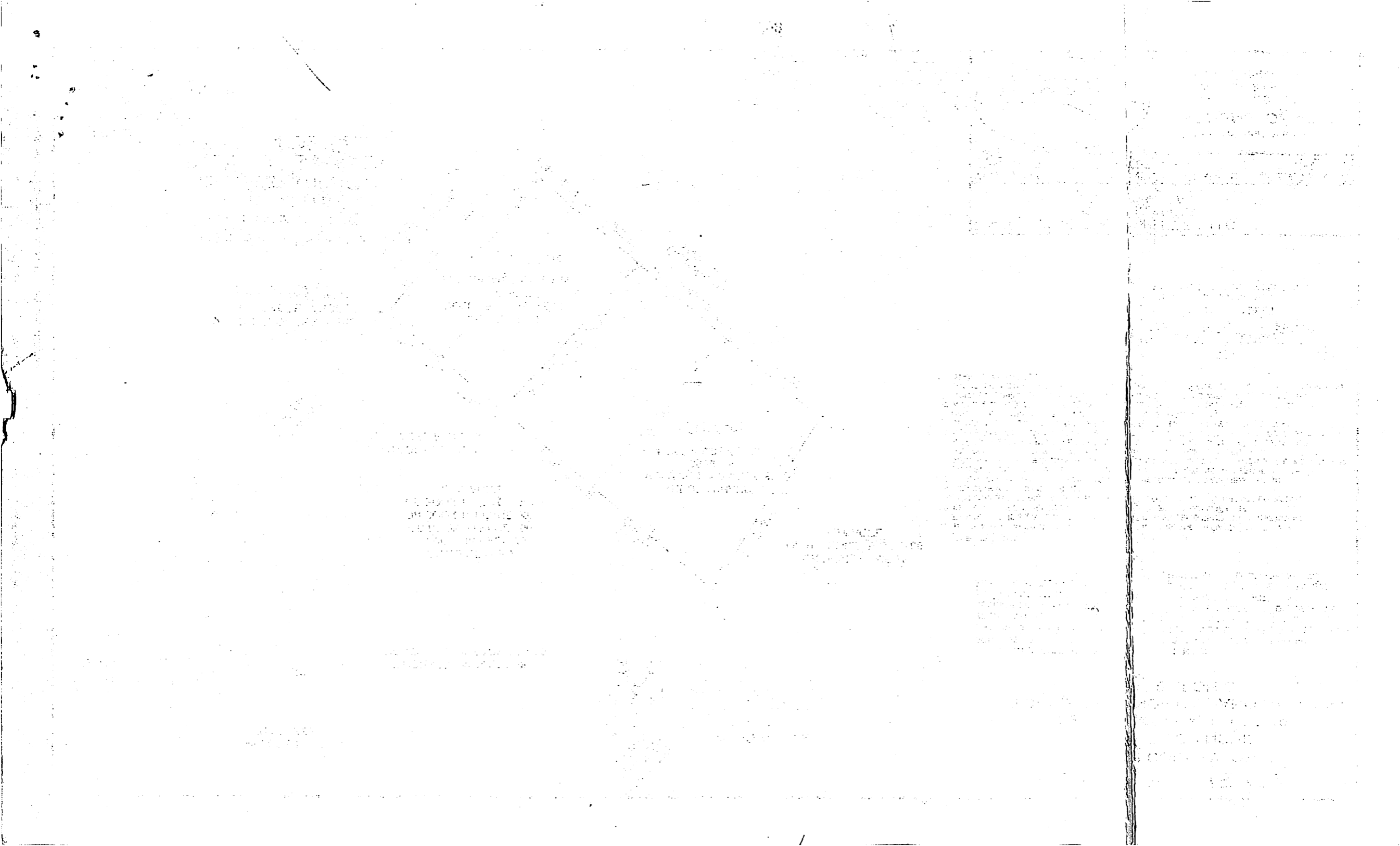


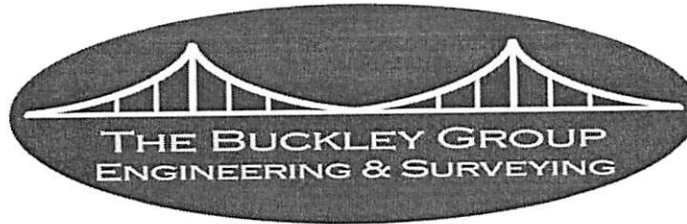
*Thomas E. Snyder*  
THOMAS E. SNYDER  
OHIO PROFESSIONAL SURVEYOR PS6651

CLIENT:	WHARTON PROPERTIES, LLC
	82 N. COURT STREET ATHENS, OHIO 45701
JOB#:	13_427
DATE:	06/18/13
DRWN:	TS
CHKD:	TS
CREW:	TS, RB, DS
SCALE:	1" = 100'
SHEET:	1 of 1



499 Richland Avenue  
ATHENS, OH 45701  
740 589 5001 Voice  
740 589 5004 Fax  
www.buckleygroupinc.com





499 Richland Avenue Athens, Ohio 45701  
Phone: 740-589-5001 Fax: 740-589-5004  
rbuckley@buckleygroupllc.com

## DESCRIPTION OF A 1.180 ACRE PARCEL

### Situated in Athens Township, Athens County, State of Ohio

Being a **1.180 acre** parcel of land located in part of Farm Lot 49, Section 11, Township 09 North, Range 14 West, Athens Township, Athens County, State of Ohio and being a combination of an 0.65 acre parcel as conveyed to Khudr I. Shaar by a deed recorded in Volume 151 at Page 718 of said county Deed Records and being designated as Parcel A028200008900 by the said county Auditor and part of a 1.24 acre parcel as conveyed to Khudr I. Shaar by a deed recorded in Volume 151 at Page 718 of said county Deed Records and being designated as Parcel A028200009100 by the said county Auditor, and being more fully bounded and described as follows:

**Commencing** at the Southeasterly corner of Farm Lot 68 of said Section 11 at a stone; Thence, N 86°49'43" W, being the Basis of Bearings for this description, with the southerly line of said Farm Lot 68 and the Northerly line of Farm Lot 50, 741.30 feet to a point in the centerline of Columbus Road, Old U.S. Route 33, a variable width right of way, referenced by Ohio Department of Transportation Plans ATH-33-12.96; Thence, S 40°29'39" E, with said centerline, a distance of 1730.50 feet to a point, being the southerly corner of a 4.662 acre parcel as conveyed to the State of Ohio, Ohio University, by a deed recorded in Official Records Book 142 at Page 841 of said county Deed Records and the westerly corner of said 1.24 acre parcel; Thence, N 49°30'17" E, with the southeasterly line of said 4.662 acre parcel and the northwesterly line of said 1.24 acre parcel, passing an iron pin (set) at 70.00 feet for reference, 150.01 feet to an iron pin (set), being the **Point of Beginning** of said **1.180 acre** parcel;

**Course No. 1** Thence, N 49°30'17" E, continuing on said line, 276.76 feet to an iron pin (found "Swoyer"), being the easterly corner of said 4.662 acre parcel, the northerly corner of said 0.65 acre parcel, and a point in the southwesterly line



of a 5.74 acre parcel as conveyed to GK Development by a deed recorded in Official Records Book 423 at Page 1306 of said county Deed Records;

**Course No. 2** Thence, S 31° 45' 43" E, with the northeasterly line of said 0.65 acre parcel and the southwesterly line of said 5.74 acre parcel 202.36 feet to an iron pin (set), being the easterly corner of said 0.65 acre parcel, a southerly corner of said 5.74 acre parcel and a point in the northwesterly right of way line of Dorr Lane, a fifty foot right of way;

**Course No. 3** Thence, S 49° 30' 14" W, with the southeasterly line of said 0.65 acre parcel and the northwesterly line of said Dorr Lane, 237.26 feet to a mag nail (set), being a point in the southeasterly line of said 1.24 acre parcel;

**Course No. 4** Thence, N 43° 00' 23" W, with a new division line through said 1.24 acre, 200.21 feet to the **Point of Beginning**, containing **1.180 acres**, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record, being all of Parcel A028200008900 and 0.531 acre of Parcel A028200009100, leaving a residual of said parcel of 0.709 acre of which 0.321 acre being road right of way.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Snyder PS6651".

Description prepared by Ryan D. Buckley from a field survey in June, 2013, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

6-18-13

Date

  
Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Ma Robinson  
DATE: 6-20-13

