



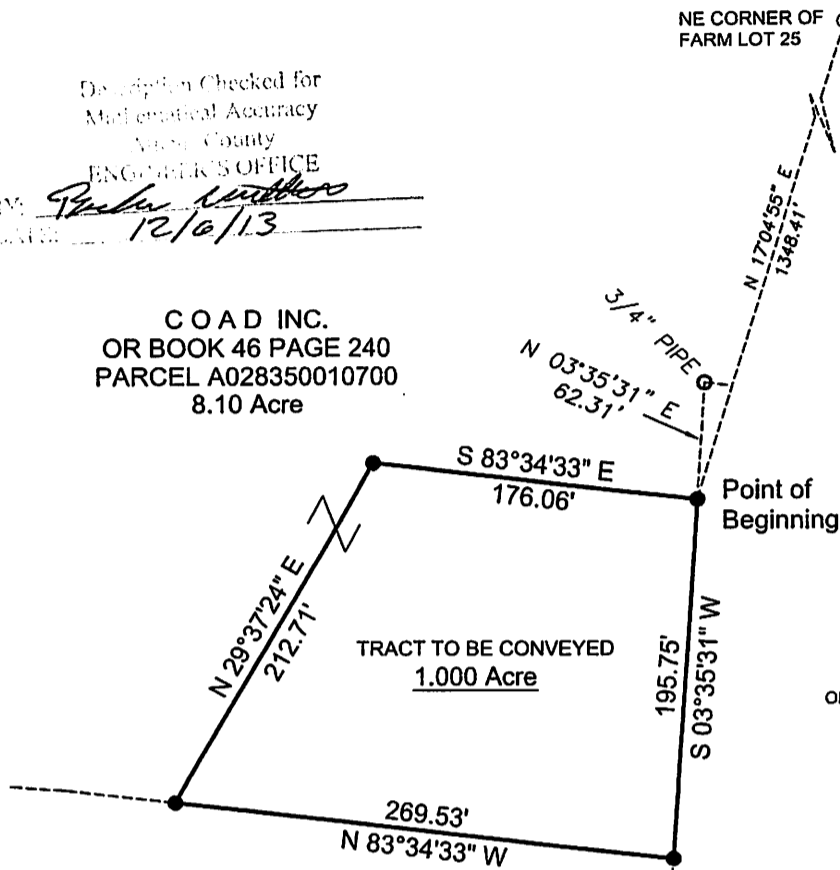
BASIS OF BEARINGS
 i.e. BEARINGS SHOWN HEREON
 ARE TO AN ASSUMED MERIDIAN
 AND ARE USED TO DENOTE
 ANGLES ONLY

BEARINGS BASED ON
 NAD '88 OHIO SOUTH ZONE

PLAT OF SURVEY
 ATHENS COUNTY, OHIO
 ATHENS TOWNSHIP
 CITY of ATHENS
 FARM LOT 25 - SECTION 04
 TOWNSHIP 09 NORTH, RANGE 14 WEST
 STATE of OHIO

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert Matthews*
 DATE: 12/6/13

CO AD INC.
 OR BOOK 46 PAGE 240
 PARCEL A028350010700
 8.10 Acre



THOMAS A. ZANO
 SUSAN J. ZANO
 OR BOOK 465 PAGE 309
 3.326 Acre

REFERENCE SURVEY BY GREGORY K. WRIGHT
 PS 6535 - DATED 1987

REFERENCE SURVEY BY C. THOMAS SMITH
 PS 6844 - DATED 10/26/2012

ATHENS SHOPPING PLAZA LLC
 OR BOOK 110 PAGE 398
 6.22 Acre

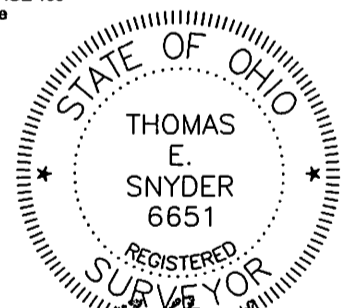
McDONALDS CORPORATION
 OR BOOK 385 PAGE 135
 0.851 Acre

Note:
 The 1.000 acre tract shall remain contiguous and continuous with
 the 3.326 acre tract to the East.

EAST STATE STREET

SURVEYOR'S NOTES

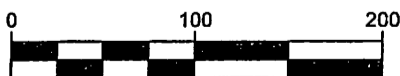
1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT 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.
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.



Thomas E. Snyder

THOMAS E. SNYDER
 OHIO PROFESSIONAL SURVEYOR PS6651

Revised 12/05/13 Added Note



1 INCH = 100 FEET

NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- ⊙ 5/8"x30" REBAR/CAP PS6651
- ⊙ MAG/PAK NAIL SET
- △ POINT

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.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 U.S. GEOLOGICAL QUADRANGLE MAP
 PREVIOUS SURVEY PLATS

CLIENT:	Mr. Jack Bortle 124 Longview Heights Athens, Ohio 45701		
JOB# 12_338	DRWN: TS	CHKD: TS	CREW: TS, RB
DATE: 02/11/2013	SCALE: 1"= 100'	SHEET 1 of 1	

THE BUCKLEY GROUP, LLC



dba
RJM
 engineering co.
 499 Richland Avenue
 ATHENS, OH 45701
 (740) 797-0500
 www.buckleygroupllc.com
 ENGINEERING SURVEYING PLANNING



dba

RJM ENGINEERING COMPANY, INC.

499 Richland Avenue Athens, Ohio 45701

Phone: 740-589-5001 Fax: 740-589-5004

rbuckley@buckleygroupllc.com

DESCRIPTION OF A 1.000 ACRE PARCEL

Situated in the Township of Athens, County of Athens and State of Ohio.

Being a 1.000 acre parcel of land located in part of Farm Lot 25, Section 4, Township 9 North, Range 14 West, City of Athens, Athens Township, Athens County, State of Ohio and being part of a 8.10 acre tract as conveyed to C.O.A.D., an Ohio Corporation, by a deed recorded in Official Records Book 46 at Page 240 of the Athens County Deed Records, designated as Parcel No. A02835001700 by the Athens County Auditors Records, being more fully bounded and described as follows:

Beginning at an iron pin (set) on an easterly line of said 8.10 acre tract from which the northeasterly corner of said Farm Lot 25 `bears N 17° 04' 55" E, 1348.41 feet for reference and an iron pipe (found 3/4") bears N 03° 35'31" E, 62.31 feet, being the northwesterly corner of a 3.326 acre tract as conveyed to Thomas A. and Susan J. Zano by a deed recorded in Official Records Book 465 at Page 309 of the Athens County Deed Records for reference;

Course No. 1 Thence, S 03° 35' 31" W, with said easterly line and the westerly line of said 3.326 acre tract, 195.75 feet to an iron pin (set), being a southerly corner of said 8.10 acre tract and the northeasterly corner of a 6.22 acre tract as conveyed to Athens Shopping Plaza LLC by a deed recorded in Official Records Book 110 at Page 398 of the Athens County Deed Records, from which an iron pin (found CTS-6844) bears S 03° 36' 14" W, 158.52 feet for reference, being a corner of said 3.326 acre tract, the northwesterly corner of an 0.851 acre tract as conveyed to McDonalds Corporation by a deed

recorded in Official Records Book 385 at Page 135 of the Athens County Deed Records, and the southeasterly corner of said 6.22 acre tract bears S 03° 36' 14" W, 430.53 feet for reference;

Course No. 2 Thence, N 83° 34' 33" W, with a southerly line of said 8.10 acre tract and the northerly line of said 6.22 acre tract, 269.53 feet to an iron pin (set);

Course No. 3 Thence, N 29° 37' 24" E, with a new division line through said 8.10 acre tract, 212.71 feet to an iron pin (set);

Course No. 4 Thence, S 83° 34' 33" E, with a new division line through said 8.10 acre tract, 176.06 feet to the **Point of Beginning**, containing 1.000 acres, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record.


The 1.000 acre tract shall remain contiguous and continuous with the 3.326 acre tract to the East .

Bearings are based on the NAD '88 Ohio South Zone. All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Snyder PS6651".

Description prepared from a field survey by Thomas E. Snyder, Professional Surveyor No. PS 6651, in February, 2013.

12/5/13
Date


Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/6/13

