



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

NE CORNER OF
SECTION 4
IRON PIPE

SECTION 34
T-5-N R-15-W

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

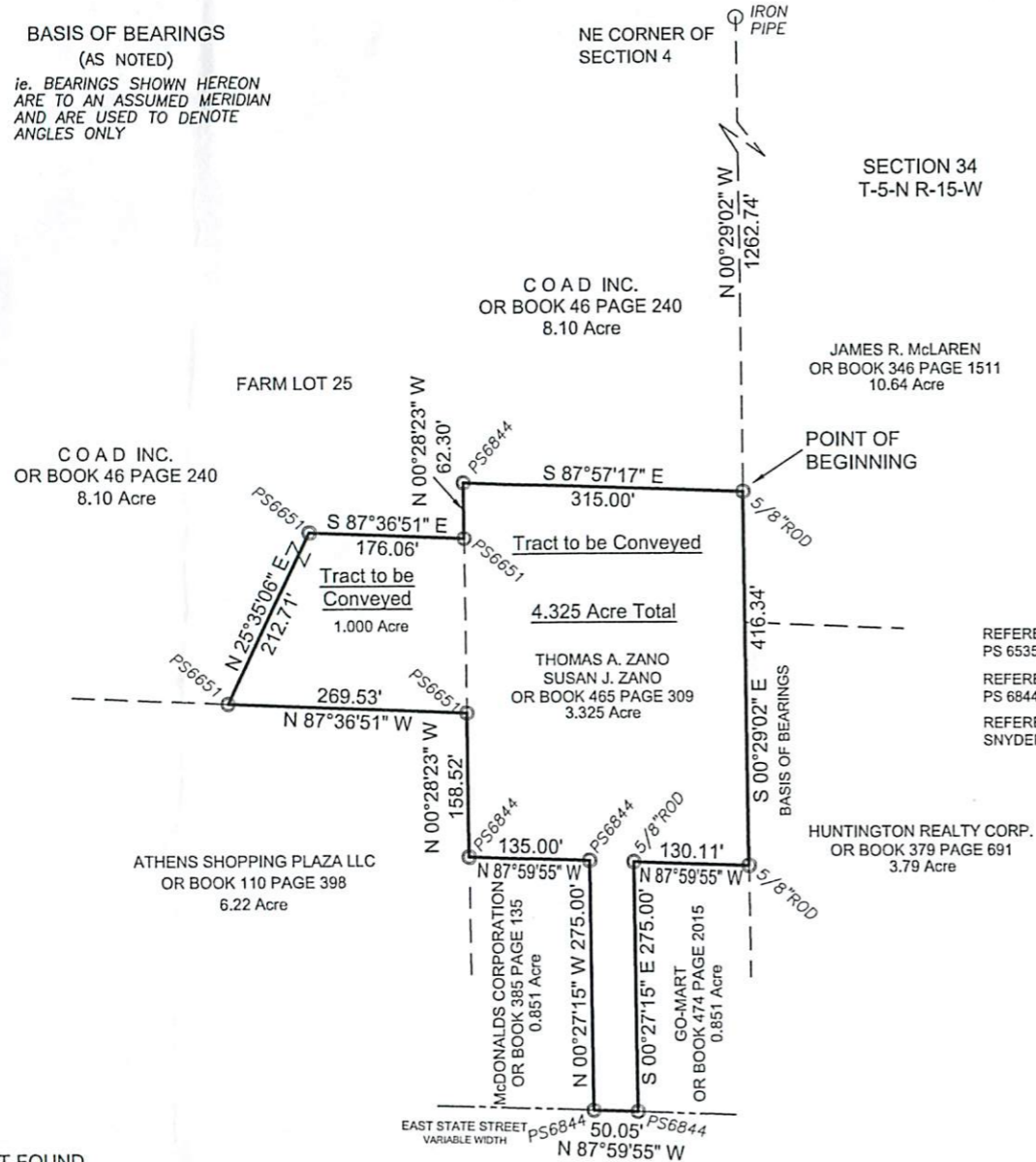
PERTINENT DOCUMENTS AND
SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
U.S. GEOLOGICAL QUADRANGLE MAP
PREVIOUS SURVEY PLATS

ATTENTION:
THIS SKETCH OF DESCRIPTION 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.

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

SURVEYOR'S NOTES
1. THIS IS NOT A BOUNDARY SURVEY

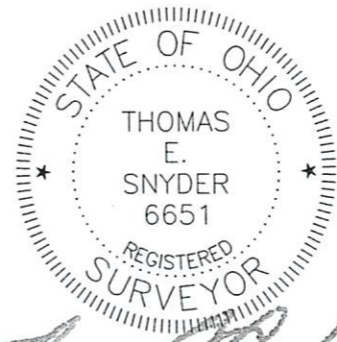
Conveyance Comments: The Zano 3.325 acre parcel will need to be conveyed prior to the conveyance of the COAD, Inc. 1.000 acre parcel to eliminate the 1.000 acre parcel from not having access to a public roadway. It is the Surveyor's understanding that both the 3.325 acre parcel and the 1.000 acre parcel are to be conveyed to the same Grantee.



REFERENCE SURVEY BY GREGORY K. WRIGHT
PS 6535 - DATED 1987
REFERENCE SURVEY BY C. THOMAS SMITH
PS 6844 - DATED 10/26/2012
REFERENCE SURVEY BY THE BUCKLEY GROUP
SNYDER PS 6651 - DATED 02/11/2013



1 INCH = 200 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION



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

Revised 12/05/13 Added Conveyance Comments, etc.

CLIENT:	Mr. Jack Bortle 124 Longview Heights Athens, Ohio 45701		
JOB# 13 422	DRWN: TS	CHKD: TS	CREW: TS, RB, CK
DATE: 11/27/13	SCALE: 1"= 200'	SHEET 1 of 1	



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

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



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

DESCRIPTION OF A 4.325 ACRE PARCEL

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

Being a **4.235 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 and all of a 3.325 acre parcel 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, being more fully bounded and described as follows:

Beginning at an iron pin (found 5/8") on an easterly line of said Section 4, Farm Lot 25, being the northeasterly corner of said 4.235 acre parcel, the northeasterly corner of said 3.325 acre parcel, a corner of said 8.10 acre parcel, a point in the westerly line of Section 34, T-5-N, R-15-W, a point in the westerly line of a 10.64 acre parcel as conveyed to James R. McLaren as recorded in Official Records Book 346 at Page 1511 of the Athens County Deed Records, from which the northeasterly corner of said Section 4 bears N 00° 29' 02" W, 1262.74 feet for reference

Course No. 1: Thence, S 00° 29' 02" E, being the basis of bearings for this description, with said easterly line of Section 4, the easterly line of said 3.325 acre parcel, the westerly line of said 10.64 acre parcel and the westerly line of a 3.79 acre parcel as conveyed to the Huntington Realty Corporation as recorded in Official Records Book 379 at Page 691 of the Athens County Deed Records, 416.34 feet to an iron pin (found CTS), being a easterly corner of said 3.325 acre parcel, the northeasterly corner of a 0.851 acre parcel as conveyed to Go-Mart by a deed recorded in Official Records Book 474 at Page 2015 of the Athens County Deed Records and a point in the westerly line of said 3.79 acre parcel;

Course No. 2: Thence, N 87° 59' 55" W, with a line of said 3.325 acre parcel and the northerly line of said 0.851 acre parcel, 130.11 feet to an iron pin (found 5/8"), beng a corner of said 3.325 acre parcel and the northwesterly corner of said 0.851 acre parcel;

Course No. 3: Thence, S 00° 27' 15" E, with a line of said 3.325 acre parcel and the westerly line of said 0.851 acre parcel, 275.00 feet to an iron pin (found CTS), being a point in the northerly line of East State Street, a variable with roadway, a southerly corner of said 3.325 acre parcel and the southwesterly corner of said 0.851 acre parcel;

Course No. 4: Thence, N 87° 59'55" W, with said northerly line of East State Street and a line of said 3.325 acre parcel, 50.05 feet to an iron pin (found CTS), being a corner of said 3.325 acre parcel and the southeasterly corner of a 0.851 acre parcel as conveyed to the McDonalds Corporation by a deed recorded in Official Records Book 385 at Page 135 of the Athens County Deed Records;

Course No. 5: Thence, N 00° 27' 15" W, with a line of said 3.325 acre parcel and the easterly line of said 0.851 acre parcel, 275.00 feet to an iron pin (found CTS), being a corner of said 3.325 acre parcel and the northeasterly corner of said 0.851 acre parcel;

Course No. 6: Thence, N 87° 59' 55" W, with a line of said 3.325 acre parcel and the Northerly line of said 0.851 acre parcel, 135.00 feet to an iron pin (found CTS), being a corner of said 3.325 acre parcel, the northwesterly corner of said 0.851 acre parcel and a point in the easterly line of a 6.22 acre parcel 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;

Course No. 7: Thence, N 00° 28' 23" W, with a line of said 3.325 acre parcel and the easterly line of said 6.22 acre parcel, 158.52 feet to an iron pin (found Snyder), being a corner of said 3.325 acre parcel, the northeasterly corner of said 6.22 acre parcel and a corner of said 8.10 acre parcel;

Course No. 8: Thence, N 87° 36' 51" W, with a line of said 8.10 acre parcel and the northerly line of said 6.22 acre parcel, 269.53 feet to an iron pin (found Snyder);

Course No. 9: Thence, N 25° 35' 06" E, with a line through said 8.10 acre parcel, 212.71 feet to an iron pin (found Snyder);

Course No. 10: Thence, S 87° 36' 51" E, with a line through said 8.10 acre parcel, 176.06 feet to an iron pin (found Snyder), being a point in the westerly line of said 3.325 acre parcel and on a line of said 8.10 acre parcel;

Course No. 11: Thence, N 00° 28' 23" W, with said line, 62.30 feet to an iron pin (found CTS), being a corner of said 8.10 acre parcel and the northwesterly corner of said 3.325 acre parcel;

Course No. 12: Thence, S 87° 57' 17" E, with a line of said 8.10 acre parcel and the northerly line of said 3.325 acre parcel, 315.00 feet to the **Point of Beginning**, containing **4.325 acres**, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record.

Description prepared from field surveys by The Buckley Group, LLC, Thomas E. Snyder, Professional Surveyor No. PS 6651, in February, 2013 and C. Thomas Smith, Professional Surveyor No. PS 6844, in October, 2012.

11/27/13
Date



Thomas E. Snyder, Professional Surveyor No. 6651

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

