

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Dale A. Exline
DATE: 6/28/16

JUN 28 2016

05176

**Description of a Survey for Patrick Gryszka
1.663 Acres**

Jill Thompson
Athens County Auditor

Being a part of the East Half of the East Half of Farm Lot Number 26, Township 9, Range 14 of the Ohio River Survey, City of Athens, Athens Township, Athens County, Ohio. Being the excepted tract recorded to Munro in Book 376 at Page 1784 of the Official Records of the Athens County Recorder's Office. Being Parcel Number A02-73800016-00 and being more fully described as follows:

Beginning for reference at a point at the Northwest Corner of Farm Lot 26, Thence S 81°- 09'- 49" E – 495.00 feet to a point. Thence S 08°- 50'- 11" W – 2158.86 feet to a point in the intersection of the centerline of East State Street and the north-south Quarter line of the East Half of Farm Lot Number 26, Township 9, Range 14 of the Ohio River Survey, City of Athens, Athens Township, Athens County, Ohio. Thence with the north-south Quarter line of the East Half of Farm Lot Number 26, S 08°- 50'- 11" W – 1118.120 feet to an Iron Pin found (5/8-inch rebar with cap stamped LS Swoyer PS 6765) on the south line of the former B. & O. Rail Road Right-of-Way, now Ohio University Bike Path, O.R. 109 Pg. 215. Thence with the former Right-of-Way, N 87°- 17'- 59" E – 240.950 feet to an Iron Pin set this survey, from which a 3/4-inch Iron Pipe found bears S 87°- 11'- 31" W – 0.155 feet from Iron Pin set. Said Iron Pin set is the principal place of beginning for this survey.

Thence continuing with the former Right-of-Way (now Ohio University Bike Path) the following 3 courses;

- N 87°- 17'- 59" E – 272.160 feet to an Iron Pin set this survey,
- S 07°- 03'- 45" E – 40.000 feet to an Iron Pin set this survey,
- N 79°- 43'- 06" E – 53.530 feet to an Iron Pin set this survey on the north-south Half line of Farm Lot Number 26, from which a 3-inch Iron Pipe found (extends several feet above ground and is leaning to the North) bears N 09°- 27'- 59" E – 29.918 feet from Iron Pin set.

Thence leaving said Right-of-Way and with the north-south Half line of Farm Lot Number 26 and the west line of Ohio University (Vol. 273 Pg. 249), S 08°- 58'- 48" W – 206.560 feet to an Iron Pin set this survey, from which a 3-inch Iron Pipe found (extends several feet above ground) bears S 31°- 52'- 12" W – 1.368 feet from Iron Pin set.

Thence leaving the north-south Half line of Farm Lot Number 26 and the west line of Ohio University, and with the north line of the Hocking Conservancy District (Vol. 289 Pg. 390), N 88°- 21'- 21" W – 330.460 feet to an Iron Pin set this survey, from which a 3-inch Iron Pipe found (extends several feet above ground and leaning to the south) bears N 89°- 12'- 59" W – 1.115 feet from Iron Pin set.

Thence continuing with the Hocking Conservancy District, N 08°- 53'- 05" E – 214.440 feet to an Iron Pin set this survey on the south line of the former B. & O. Rail Road Right-of-Way, now Ohio University Bike Path, O.R. 109 Pg. 215, from which a 3/4-inch Iron Pipe found bears S 87°- 11'- 31" W – 0.155 feet from Iron Pin set. Said Iron Pin set is the principal place of beginning for this survey. Said survey contains **1.663 Acres** more or less.

The attached plat, File Name 05176 final is made a part of this description.

All Iron Pins set this survey are 5/8-inch x 30-inch rebar and have a plastic cap on them stamped Dale Exline P.S. 6722.

All courses are rotated to match Magnetic North as observed on December 28, 2005. Subject to all legal easements and Right-of-Ways not listed above.

This description was prepared from an actual survey performed by me or under my direct supervision from December 28, 2005 – January 09, 2006.

Revised 06/27/2016 Tie to Farm Lot Corner

 **Appalachian Professional Associates**
Complete Surveying Services
Dale A. Exline, Professional Surveyor
254 Exline Road Jackson, OH 45640
Phone: (740) 286-9966 Fax: (740) 286-9911

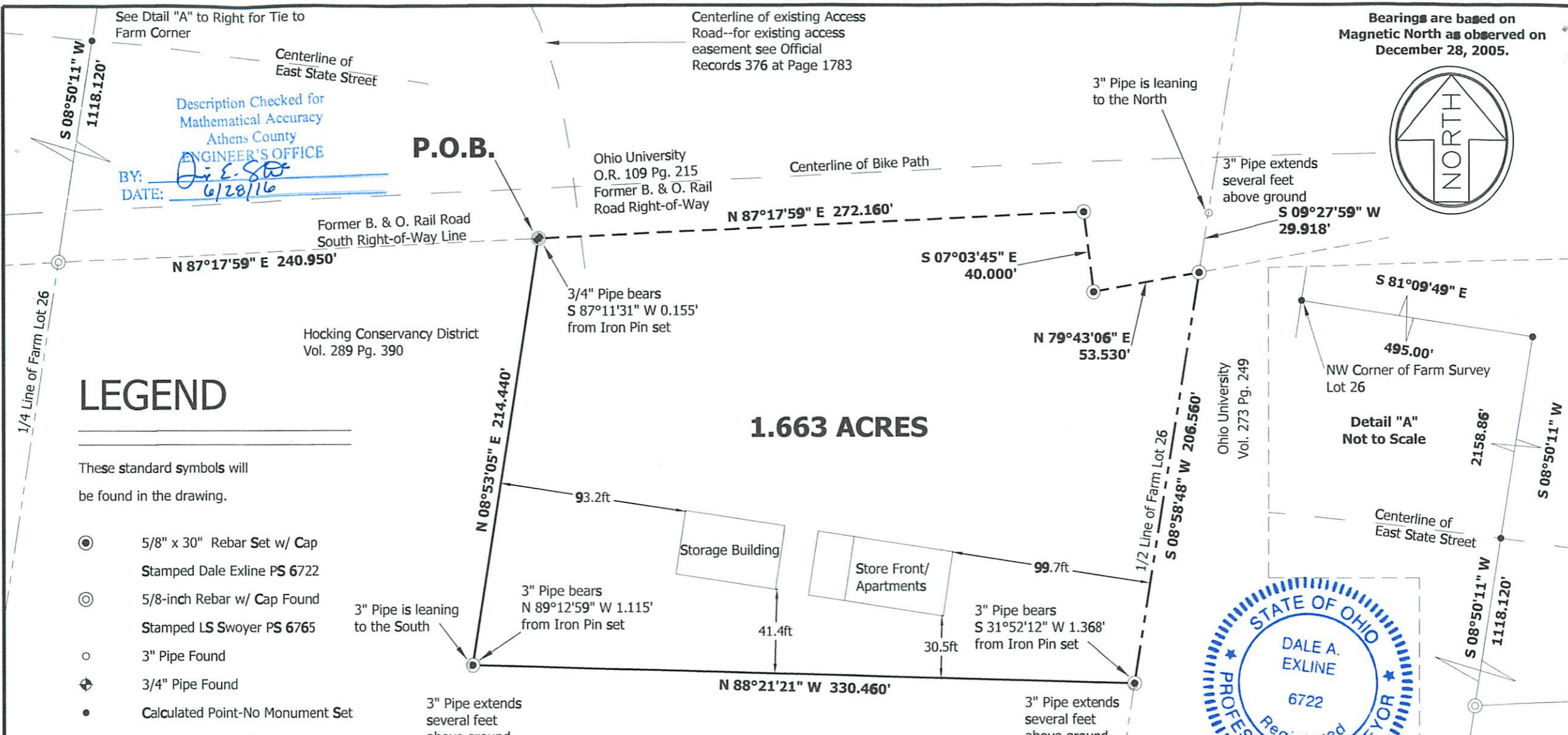
LLC

Dale A. Exline
Dale A. Exline P.S. 6722



Date

Bearings are based on
Magnetic North as observed on
December 28, 2005.



Dale A. Exline 06/27/16
Dale A. Exline P.S. 6722 Date

Appalachian Professional Associates, LLC
Complete Surveying Services
Dale A. Exline, Professional Surveyor
254 Exline Road Jackson, OH 45640
Phone: (740) 286-9966 Fax: (740) 286-9911

See Dtail "A" to Right for Tie to Farm Corner

Centerline of existing Access Road--for existing access easement see Official Records 376 at Page 1783

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *D. E. Exline*
DATE: 6/28/16

P.O.B.

Ohio University
O.R. 109 Pg. 215
Former B. & O. Rail Road Right-of-Way

Centerline of Bike Path

3" Pipe is leaning to the North

3" Pipe extends several feet above ground

Former B. & O. Rail Road South Right-of-Way Line
N 87°17'59" E 240.950'

N 87°17'59" E 272.160'

S 07°03'45" E 40.000'

S 09°27'59" W 29.918'

Hocking Conservancy District
Vol. 289 Pg. 390

3/4" Pipe bears S 87°11'31" W 0.155' from Iron Pin set

N 79°43'06" E 53.530'

LEGEND

These standard symbols will be found in the drawing.

- ⊙ 5/8" x 30" Rebar Set w/ Cap
Stamped Dale Exline PS 6722
- ⊙ 5/8-inch Rebar w/ Cap Found
Stamped LS Swoyer PS 6765
- 3" Pipe Found
- ⊕ 3/4" Pipe Found
- Calculated Point-No Monument Set

1.663 ACRES

N 08°53'05" E 214.440'

93.2ft



99.7ft

3" Pipe is leaning to the South

3" Pipe bears N 89°12'59" W 1.115' from Iron Pin set

41.4ft

30.5ft

3" Pipe bears S 31°52'12" W 1.368' from Iron Pin set

3" Pipe extends several feet above ground

N 88°21'21" W 330.460'

Hocking Conservancy District
Vol. 289 Pg. 390

1/2 Line of Farm Lot 26
S 08°58'48" W 206.560'

Ohio University
Vol. 273 Pg. 249

S 81°09'49" E 495.00'

NW Corner of Farm Survey Lot 26

Detail "A"
Not to Scale

2158.86'

Centerline of East State Street

S 08°50'11" W 1118.120'

File Name: 05176 final	Crd File: 0517601
Scale: 1" = 60'	8.5" x 14"
Survey Date(s): 12/28/05 - 01/09/06	
Parcel(s): A02-73800016-00	
Recorded In: O.R. 376 Pg. 1783-1784	
Notes: Revised: Tie to Farm Corner 06/27/16	



Plat Of Survey For: **Patrick Gryszka**
Location: Being a part of the East Half of the East Half of Farm Lot Number 26, Township 9, Range 14, of the Ohio River Survey, City of Athens, Athens Township, Athens County, Ohio.

