

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Frank Williams
DATE: 6/22/17



buckley group
engineering + surveying

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TRACT TWO: DESCRIPTION OF A 0.082 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.082 acre** parcel of land located in part of Section 9, Township 09 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, being a part of InLot 51 in The City of Athens and being a parcel as conveyed to The Gilee Group LLC by a deed recorded in Official Record Book 307 at Page 384 of said county deed records and being more fully described as follows:

Beginning at a mag nail (set) at the northeasterly corner of said 0.082 acre tract, being a point on the westerly line of Congress Street (66 foot width right of way), and being the southeasterly corner of a parcel as conveyed to PM Management, LLC by a deed recorded in Deed Book 160 at Page 25 of said county deed records, from which the northeasterly corner of said In Lot 51 bears N 3° 51' 50"E, 66.00 feet for reference;

Course No. 1: Thence, S 3° 51' 50" W, with the westerly line of said Congress Street, 33.98 feet to a mag nail (set), being the northeasterly corner of a parcel as conveyed to John & Joyce S. Wharton by a deed recorded in Official Record Book 503 at Page 2256 of said county deed records;

Course No. 2: Thence, N 86° 08' 10" W, with the northerly line of said John A. & Joyce S. Wharton parcel, 105.00 feet to a mag nail (set), being a point on the northerly line of a parcel as conveyed to University Rentals 3 Corp. by a deed recorded in Official Record Book 499 at Page 2606 of said county deed records and being the southeasterly corner of a parcel as conveyed to John A. & Joyce S. Wharton by a deed recorded in Official Record Book 503 at Page 2256;

EXHIBIT B

Course No. 3: Thence, N 3° 51' 50" E, with the easterly line of said John A. & Joyce S. Wharton parcel, 33.98 feet to a mag nail (set), being the southeasterly corner of a parcel as conveyed to Patrick & Kristine H. Daugherty by a deed recorded in Official Record Book 517 at Page 626 of said county deed records and the southwesterly corner of a parcel as conveyed to James Lee Ault by a deed recorded in Official Record Book 426 at Page 822 of said county deed records;

Course No. 4: Thence, S 86° 08' 10" E, with the southerly line of said Patrick & Kristine H. Daugherty parcel, the southerly line of a parcel as conveyed to James Lee Ault by a deed recorded in Official Record Book 426 at Page 822 of said county deed records, the southerly line of a parcel as conveyed to Ron J. & Debra L. Deluca by a deed recorded in Official Record Book 299 at Page 1825 of said county deed records, and the southerly line of said PM Management, LLC parcel, 105.00 feet to the **Point of Beginning**, containing **0.082 acres**, more or less, and being subject to all legal rights of way and easements of record.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by The Buckley Group, LLC completed in May 2017.

May 26, 2017

Date



Ryan D. Buckley, Professional Surveyor No. 8676



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



ATHENS COUNTY
 CITY OF ATHENS
 ATHENS TOWNSHIP
 INLOT 51, SECTION 9
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO

NE CORNER
 INLOT 51
 INLOT 51

PATRICK A. & KRISTINE H. DAUGHERTY
 OR 517 PAGE 626

JAMES LEE AULT
 OR 426 PAGE 822

RON J. & DEBRA L. DELUCA
 OR 299 PAGE 1825

PM MANAGEMENT LLC
 DB 160 PAGE 25

N3° 51' 50"E
 66.00'

CONGRESS STREET (66 FOOT WIDTH RIGHT OF WAY)

JOHN A. &
 JOYCE S. WHARTON
 OR 503 PAGE 2256

N3° 51' 50"E
 33.98'

EX. RETAINING WALL

S86° 08' 10"E
 105.00'

POINT OF BEGINNING

THE GILEE GROUP LLC
 OR 307 PAGE 384

0.082 ACRES

33.98'
 S3° 51' 50"W

UNIVERSITY RENTALS 3 CORP.
 OR 499 PAGE 2606

105.00'
 N86° 08' 10"W

JOHN A. & JOYCE S. WHARTON
 OR 503 PAGE 2256

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BY: *Ryan D. Buckley*
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LEGEND

- - MAG NAIL SET
- - MONUMENT FOUND
- - MONUMENT SET
5/8"x30" REBAR/CAP 04153
- △ - POINT



1 INCH = 20 FEET

NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

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.

BASIS OF BEARINGS:
 STATE PLANE COORDINATE SYSTEM
 OHIO SOUTH ZONE, NAD 83

DATE 5/10/17
 DRWN JDC | CHCK RDB
 JOB NO. 101004

PLAT OF SURVEY

SURVEYED FOR:
 OHIO UNIVERSITY
 OFFICE OF LEGAL AFFAIRS
 160 WEST UNION STREET, SUITE 150
 ATHENS, OH 45701



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 ENGINEERING SURVEYING PLANNING

R. D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 5/26/17

