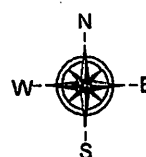


T. G. Smith Surveying

301 West Third Street, Waverly, Ohio 45690

740-947-8106 voice

740-947-1080 fax



Professional Surveyors and Land Planner

DESCRIPTION

BEING A SURVEY TO COMBINE A PART OF TWO SEPARATE PARCELS INTO ONE PARCEL FOR THE OHIO UNIVERSITY, TO BE KNOWN AS TRACT "OUCOM",

Situated in and being a Part of Lease Lot 59 and Lease Lot 61, in Section 15, Township 9 North, Range 14 West, in the City of Athens, Athens Township, Athens County, Ohio, and being a Part of the Ohio University Tract, also known as Parcel No.A029050100100, Currently Carried as 24.23 Acres, as Recorded in Official Record 141, Page 870, and a Part of the State of Ohio (Ohio University) Tract, also known as Parcel No.A029050103000, Currently Carried as 101.48 Acres, as Recorded in Volume 67, Page 407, both being in the Athens County Recorder's Office, Athens County, Ohio,

The Point of Commencement being at the Northwest Corner of Lease Lot 59, being the Intersection of Lease Lots 59, 60 and 61. *(Note: This was not located as Part of this project. This is referenced in a previous survey by Gregory Wright P.S.6535, dated August of 1989), with a tie line, South 01 degrees 48 minutes 34 seconds East for a distance of 34.66 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being the Northwest Corner of and the True Point of Beginning of the Newly Created Tract "OUCOM", (N=481356.048, E=2077733.621),*

Leaving the Northwest Corner of the Newly Created Tract "OUCOM", and running with and along a New Line of Division through the State of Ohio (Ohio University) Tract, and a West Line of the Newly Created Tract "OUCOM", **THENCE North 34 degrees 06 minutes 55 seconds East, passing out of Lease Lot 59 and into Lease Lot 61, for a total distance of 234.39 feet, to a Found 1" Iron Pipe Capped EMHT,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) Tract, and a West Line of the Newly Created Tract "OUCOM", **THENCE North 36 degrees 17 minutes 59 seconds East for a distance of 780.18 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being the Northern Corner of the Newly Created Tract "OUCOM", and a Point on the West Right of Way Line of State Route 682,**

Leaving the Northern Corner of the Newly Created Tract "OUCOM", and running with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 46 degrees 46 minutes 53 seconds East for a distance of 54.23 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,**

Continuing to run with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 55 degrees 54 minutes 13 seconds East for a distance of 301.91 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,

Continuing to run with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 49 degrees 14 minutes 52 seconds East for a distance of 226.84 feet**, to a Found 1" Iron Pipe with No ID. Cap, being the Northeast Corner of the State of Ohio (Ohio University) Tract, and the Northwest Corner of the Ohio University Tract, also known as Parcel No.A029050100100, Currently Carried as 24.23 Acres, as Recorded in Official Record 141, Page 870, in the Athens County Recorder's Office, Athens County, Ohio,

Leaving the Northeast Corner of the State of Ohio (Ohio University) Tract, and the Northwest Corner of the Ohio University Tract, and continuing to run with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 48 degrees 52 minutes 36 seconds East for a distance of 73.18 feet**, to a Found 1" Iron Pipe with a Damaged ID. Cap,

Continuing to run with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 47 degrees 50 minutes 49 seconds East for a distance of 509.41 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,

Continuing to run with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 47 degrees 50 minutes 33 seconds East for a distance of 303.26 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,

Continuing to run with and along the East Line of the Newly Created Tract "OUCOM" and the West Right of Way of State Route 682, **THENCE South 46 degrees 14 minutes 00 seconds East**, passing through the State of Ohio Highway Easement, Official Record 442, Page 1315, *(as per Right of Way Plan, ATH-SR682-0.64, dated 12/10/09)*, **for a total distance of 688.95 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being the Southeast Corner of the Newly Created Tract "OUCOM", and the Northeast Corner to the City of Athens' Tract, also known as Parcel No.A029050100200, Currently Carried as 7.90 Acres, as Recorded in Official Record 107, Page 759, in the Athens County Recorder's Office, Athens County, Ohio,

Leaving the Common Corner of the Newly Created Tract "OUCOM", and the West Right of Way of State Route 682, and the Northeast Corner of the City of Athens' Tract, and running with and along a South Line of the Newly Created Tract "OUCOM", and the North Line of the City of Athens' Tract, and the South Line of E. Ridge Drive, *(Note: not dedicated as a road or street at this time)*, **THENCE South 51 degrees 48 minutes 12 seconds West**, passing through the State of Ohio Highway Easement, Official Record 442, Page 1315, *(as per Right of Way Plan, ATH-SR682-0.64, dated 12/10/09)*, **for a total distance of 416.95 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,

Continuing to run with and along a South Line of the Newly Created Tract "OUCOM", and the North Line of the City of Athens' Tract, and the South Line of E. Ridge Drive, *(Note: not dedicated as a road or street at this time)*, and the South Line of the Ohio University 24.23 Acre Tract, **THENCE South 66 degrees 21 minutes 41 seconds West for a distance of 62.49 feet**, to a Found 5/8" Rebar with No ID. Cap, being a Common Corner of the Newly Created Tract "OUCOM", and the City of Athens' Tract,

Continuing to run with and along a South Line of the Newly Created Tract "OUCOM", and the North Line of the City of Athens' Tract, and the South Line of E. Ridge Drive, *(Note: not dedicated as a road or street at this time)*, and the South Line of the Ohio University 24.23 Acre Tract, **THENCE South 75 degrees 41 minutes 08 seconds West for a distance of 50.54 feet**, to a Found 5/8" Rebar with No ID. Cap, being a Common Corner of the Newly Created Tract "OUCOM", and the City of Athens' Tract,

Leaving a Common Corner of the Newly Created Tract "OUCOM", and the City of Athens's Tract, and the South Line of E. Ridge Drive, (*Note: not dedicated as a road or street at this time*), and the South Line of the Ohio University 24.23 Acre Tract, and running with and along a Common Line of the Newly Created Tract "OUCOM" and the City of Athens' Tract, **THENCE South 04 degrees 13 minutes 40 seconds East for a distance of 87.33 feet**, to a Found 5/8" Rebar with No ID. Cap in Concrete, being a Common Corner of the Newly Created Tract "OUCOM", and the Northeast Corner of Tract "BB", and a Common Corner of the City of Athens' Tract,

Leaving the Common Corner of the Newly Created Tract "OUCOM", and the Common Corner of the City of Athens' Tract, and the Northeast Corner of Tract "BB", and running with and along a Common Line of the Newly Created Tract "OUCOM", and the North Line of Tract "BB", **THENCE North 87 degrees 17 minutes 22 seconds West for a distance of 377.64 feet**, to a Set 1/2" X 2 1/2" Mag Nail in the Asphalt, being a Common Corner of the Newly Created Tract "OUCOM", and the Northwest Corner of Tract "BB",

Leaving the Common Corner of the Newly Created Tract "OUCOM", and the Northwest Corner of Tract "BB", and running with and along a Common Line of the Newly Created Tract "OUCOM", and the West Line of Tract "BB", **THENCE South 00 degrees 39 minutes 17 seconds West for a distance of 66.07 feet**, to a Strong Signal in the Asphalt, being a Common Corner of the Newly Created Tract "OUCOM", and the Southwest Corner of Tract "BB", and being a Common Corner of the City of Athens' Tract,

Leaving the Common Corner of the Newly Created Tract "OUCOM", and the Southwest Corner of Tract "BB", and the Common Corner of the City of Athens' Tract, and running with and along a Common Line of the Newly Created Tract "OUCOM", and the City of Athens' Tract, and a Common Line of the Ohio University 24.23 Acre Tract, **THENCE South 21 degrees 52 minutes 17 seconds West for a distance of 28.86 feet**, to a Found 5/8" Rebar Capped 6765, being a Common Corner of the Newly Created Tract "OUCOM", and the City of Athens' Tract,

Continuing to run with and along the South Line of the Newly Created Tract "OUCOM", and the North Line of the City of Athens' Tract, and the South Line of the Ohio University 24.23 Acre Tract, **THENCE North 83 degrees 47 minutes 26 seconds West for a distance of 290.46 feet**, to a Found 6" Concrete Monument, being a Common Corner of the Newly Created Tract "OUCOM", and the City of Athens' Tract,

Continuing to run with and along the South Line of the Newly Created Tract "OUCOM", and the North Line of the City of Athens' Tract, and the South Line of the Ohio University 24.28 Acre Tract, **THENCE North 87 degrees 07 minutes 41 seconds West for a distance of 52.09 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being a Common Corner of the Newly Created Tract "OUCOM", and the City of Athens' Tract, and the Southeast Corner of Tract "CC",

Leaving a Common Corner of the Newly Created Tract "OUCOM", and a Common Corner of the City of Athens' Tract, and the Southeast Corner of Tract "CC", and running with and along a Common Line of the Newly Created Tract "OUCOM", and the East Line of Tract "CC", **THENCE North 07 degrees 04 minutes 39 seconds East for a distance of 126.98 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being a Common Corner of the Newly Created Tract "OUCOM", and the Northeast Corner of Tract "CC",

Leaving a Common Corner of the Newly Created Tract "OUCOM", and the Northeast Corner of Tract "CC", and running with and along a Common Line of the Newly Created Tract "OUCOM", and the North Line of Tract "CC", **THENCE North 82 degrees 54 minutes 31 seconds West for a distance of 119.81 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being a Common Corner of the Newly Created Tract "OUCOM", and being a Point on the North Line of Tract "CC", and a Point on the West Line of the Ohio University 24.23 Acre Tract, and a Point on the East Line of the State of Ohio (Ohio University) 101.48 Acre Tract,

Leaving the West Line of the Ohio University 24.28 Acre Tract, and the East Line of the State of Ohio (Ohio University) 101.48 Acre Tract, and continuing to run with and along a Common Line of the Newly Created Tract "OUCOM", and the North Line of Tract "CC", **THENCE North 82 degrees 55 minutes 12 seconds West for a distance of 308.57 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being a Common Corner of the Newly Created Tract "OUCOM", and being the Northwest Corner of Tract "CC", and a Point on the West Line of the Newly Created Tract "OUCOM", and a Point on the East Line of the City of Athens' Tract, also known as Parcel No.A029050100500, Currently Carried as 1.0441 Acres, as Recorded in Official Record 107, Page 767, in the Athens County Recorder's Office, Athens County, Ohio, (S. Park Drive),**

Leaving a Common Corner of the Newly Created Tract "OUCOM", and the Northwest Corner of Tract "CC", and running with and along the West Line of the Newly Created Tract "OUCOM", and the East Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 14 degrees 12 minutes 51 seconds West for a distance of 93.51 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and the West Line of the Newly Created Tract "OUCOM", and the East Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 12 degrees 54 minutes 58 seconds West for a distance of 121.82 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and the West Line of the Newly Created Tract "OUCOM", and the East Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 00 degrees 38 minutes 00 seconds East for a distance of 68.31 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and the West Line of the Newly Created Tract "OUCOM", and the East Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 13 degrees 53 minutes 53 seconds West for a distance of 128.39 feet, to a Set 1/2" X 2 1/2" Mag Nail,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and the West Line of the Newly Created Tract "OUCOM", and the East Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 05 degrees 48 minutes 09 seconds West for a distance of 92.83 feet, to a Set 1/2" X 2 1/2" Mag Nail,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and the West Line of the Newly Created Tract "OUCOM", and the East Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 10 degrees 22 minutes 08 seconds East for a distance of 164.56 feet, to a Set 1/2" X 2 1/2" Mag Nail, being a Common Corner of the Newly Created Tract "OUCOM", and the Northeast Corner of the City of Athens' 1.0441 Acre Tract, (S. Park Drive),**

Leaving a Common Corner of the Newly Created Tract "OUCOM", and the Northeast Corner of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), and running with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and a South Line of the Newly Created Tract "OUCOM", and the North Line of the City of Athens' 1.0441 Acre Tract, (S. Park Drive), **THENCE North 80 degrees 43 minutes 25 seconds West for a distance of 52.67 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being a Common Corner of the Newly Created Tract "OUCOM", and the Northwest Corner of the City of Athens' 1.0441 Acre Tract, (S. Park Drive),**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and a South Line of the Newly Created Tract "OUCOM", **THENCE North 88 degrees 12 minutes 35 seconds West for a distance of 536.76 feet, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being a Point on the North- South Line between Lease Lot 59, and Lease Lot 60,**

Continuing to run with and along a New Line of Division through the State of Ohio (Ohio University) 101.48 Acre Tract, and a West Line of the Newly Created Tract "OUCOM", and the Line between Lease Lot 59 and Lease Lot 60, THENCE North 01 degrees 47 minutes 19 seconds East for a distance of 164.61 feet, back to the Point of Beginning. Said Property Contains 47.018 Acres more or less, being 23.581 Acres out of Parcel No. A029050100100, and 23.437 Acres out of Parcel No. A029050103000, and being 32.901 Acres in Lease Lot 59 and 14.117 Acres in Lease Lot 61.

Together with and subject to covenants, easements, and restrictions of record. This description is from a survey by T.G. Smith, P.S. in October 2024. North is based on the Ohio State Plane Coordinate System, South Zone (NAD83, 2011) utilizing ODOT's VRS Network.

24OUCOMF.LEG.DOC


TERRENCE G. SMITH, P.S.
R.L.S. NO. S-8051
12-3-2024

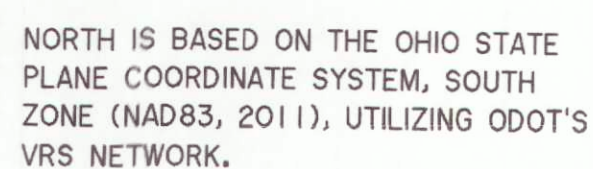
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/3/24



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 09 2024

Jill Davidson
Athens County Auditor



BEING A SURVEY TO COMBINE A PART OF TWO SEPARATE PARCELS INTO ONE PARCEL FOR THE OHIO
UNIVERSITY, TO BE KNOWN AS TRACT "OUCOM"

SITUATED IN AND BEING A PART OF LEASE LOT 59 AND LOT 61, IN SECTION 15, T-9-N, R-14-W, IN THE CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING A PART OF THE OHIO UNIVERSITY TRACT, ALSO KNOWN AS PARCEL NO.A029050100100, CURRENTLY CARRIED AS 24.23 ACRES, AS RECORDED IN OFFICIAL RECORD 141, PAGE 870, AND A PART OF THE STATE OF OHIO (OHIO UNIVERSITY) TRACT, ALSO KNOWN AS PARCEL NO.A0290501003000, CURRENTLY CARRIED AS 101.48 ACRES, AS RECORDED IN VOL.67, PAGE 407, BOTH BEING IN THE ATHENS COUNTY RECORDER'S OFFICE, ATHENS COUNTY, OHIO, (NOTE: TRACT "AA", CONTAINING 1,0197 ACRES, TRACT "BB", CONTAINING 0.2405 ACRES AND TRACT "CC", CONTAINING 1.2368 ACRES HAVE BEEN SURVEYED OUT OF BOTH OF THE MENTIONED PARCELS BUT HAVE NOT BEEN RECORDED AT THIS TIME.)

THE POINT OF COMMENCEMENT BEING AT THE NORTHWEST CORNER OF LEASE LOT 59. BEING THE INTERSECTION OF LEASE LOT 59, 60 AND 61. NOTE: THIS WAS NOT LOCATED AS PART OF THIS PROJECT. THIS IS REFERENCED IN A PREVIOUS SURVEY BY GREGORY WRIGHT, P.S.6535, DATED AUGUST 1989.

LEGEND:

- = SET 5/8" X 30" REBAR WITH A PLASTIC ID. CAP STAMPED T.G. SMITH/S-8051
▲ = SET 1/2" X 2 1/2" OR 1/4" X 1" MAG NAIL

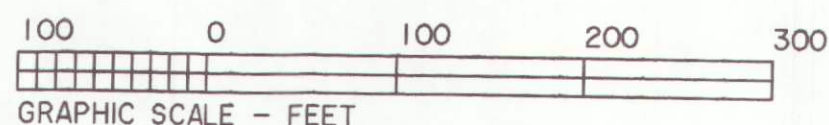
ALL OTHERS AS SHOWN.

ALL MONUMENTS EITHER SET OR FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



NOTES:

- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- 2) NO TITLE REPORT WAS FURNISHED.
- 3) DEED REFERENCE: AS SHOWN ON THE PLAT.
- 4) EVIDENCE OF OCCUPATION IS BASED ON FOUND MONUMENTS, EXISTING FENCE LINES, AND ADJOINING DEEDS.
- 5) CALL 811 BEFORE YOU DIG!



T. G. SMITH SURVEYING
301 W. THIRD ST. 5556 LAKE MICHIGAN DR.
WAVERLY, OHIO, 45690 * FAIRFIELD, OHIO, 45014
740-947-8106 513-939-3443

SCALE: 1" = 100' OFFICE: BDM
RESEARCH: TAR DATE: 10-24
DATE: 6-24 APPROVED: TGS
FIELD/DATE: TAR 7-24 DATE: 10-24

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *10/3/24*

CITY OF ATHENS
O.R.107, PAGE 759
A029050100200
7.90 ACRES