



buckley group
engineering + surveying

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian W. Little et al
DATE: 5/11/18

499 Richland Avenue Athens, Ohio 45701
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DESCRIPTION OF A 0.928 ACRE PARCEL

Situated in City of Athens, Athens Township, Athens County, State of Ohio

Being a **0.928 acre** parcel of land located in part of Outlot 113, Section 16, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being part of a parcel as conveyed to Maxine R. Radcliffe Revocable Living Trust by a deed recorded in Official Records Book 201 at Page 916 of said county deed records and being more fully described as follows:

Beginning at an iron pin (set) at the northeasterly corner of said 0.928 acre tract, being the northeast corner of said Outlot 113, a point on the westerly right of way line of Shafer Street, a 66 foot width right of way, and a point on the southerly right of way line of West State Street, a 66 foot width right of way;

Course No. 1: Thence, S 3° 52' 31" W, with the westerly right of way line of said Shafer State Street, 128.00 feet to a mag nail (set), being the northeasterly corner of a 0.180 acre parcel as conveyed to Brandewie Rentals, LLC by a deed recorded in Official Record Book 484 at Page 981 of said county deed records;

Course No. 2: Thence, S 87° 06' 57" W, with the northerly line of said 0.180 acre parcel, 65.36 feet to a monument found (rail road spike), being the northeasterly corner of a 0.352 acre parcel as conveyed to Brandewie Rentals, LLC by a deed recorded in Official Record Book 484 at Page 981 of said county deed records;

Course No. 3: Thence, N 75° 59' 04" W, with the northerly line of said 0.352 acre parcel, 230.00 feet to a mag nail (set), being a point on the easterly line of a 0.210 acre parcel as conveyed to Zymo Enterprise, LLC by a deed recorded in Official Record Book 524 at Page 924 of said county deed records;

Course No. 4: Thence, N 14° 00' 58" E, with the easterly line of said 0.210 acre parcel and the easterly line of a 0.220 acre parcel as conveyed to Zymo Enterprise, LLC by a deed recorded in Official Record Book 524 at Page 924 of said county deed records, passing an iron pin found (5/8" rebar) at 42.00 feet for reference, a total distance of 145.00 feet to a mag nail (set), being a point on the southerly right of way line of said West State Street;

Course No. 5: Thence, S 75° 59' 04" E, with the southerly right of way line of said West State Street, 270.00 feet to the **Point of Beginning**, containing **0.928 acres**, more or less, 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.

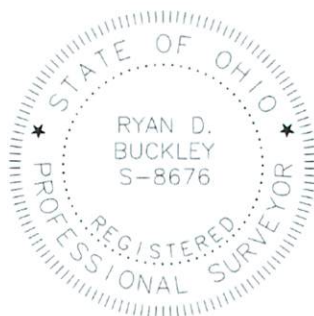
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

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 Buckley Group, LLC completed in March 2018.

April 3, 2018
Date



Ryan D. Buckley, Professional Surveyor No. 8676




ATHENS COUNTY
 ATHENS TOWNSHIP
 CITY OF ATHENS
 SECTION 16, OUTLOT 113
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO

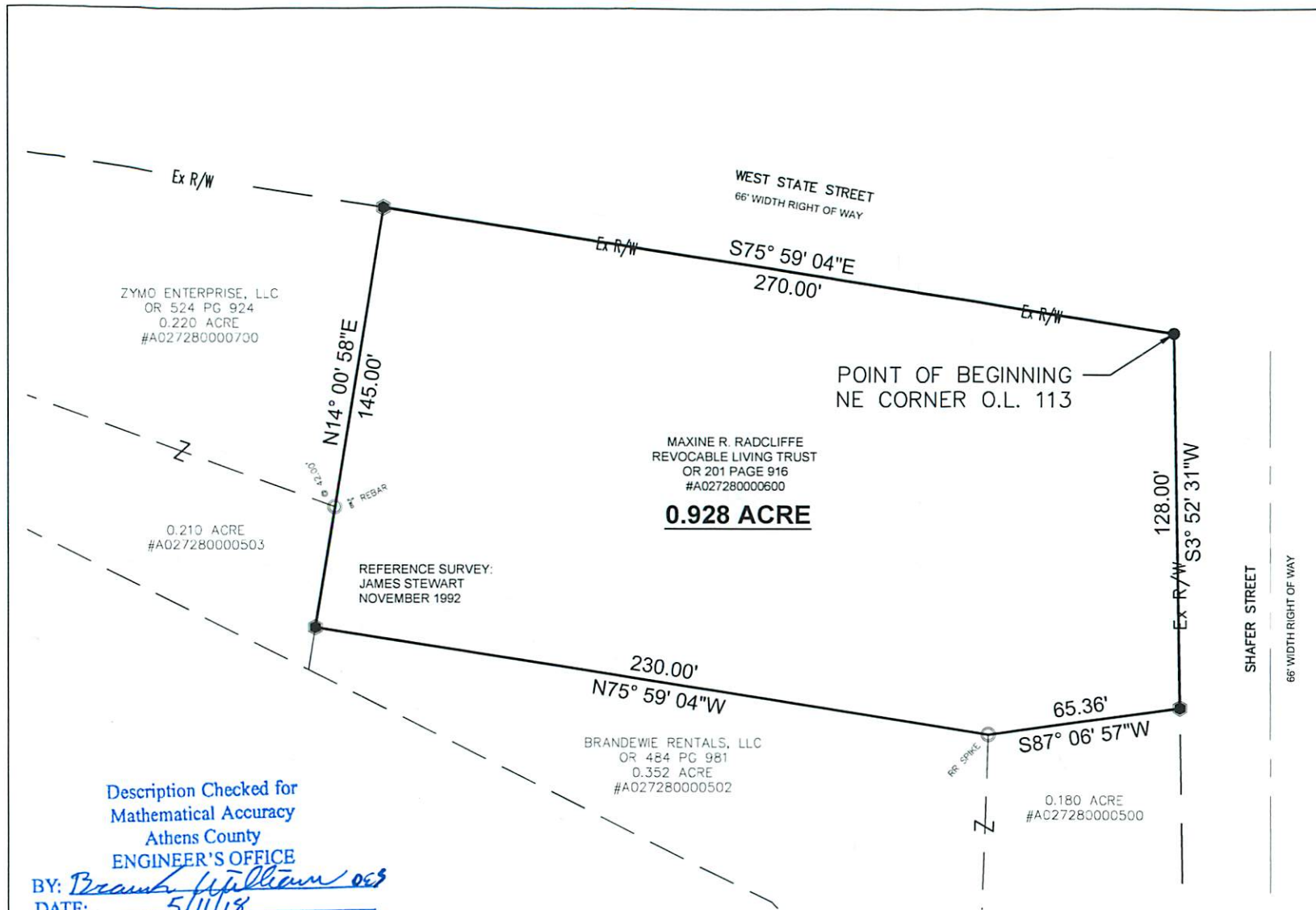
PERTINENT DOCUMENTS AND
 SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 PREVIOUS SURVEY PLATS



1 INCH = 50 FEET
 NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION

PLAT OF SURVEY	
SURVEYED FOR: STEWMAC 2' NORTH SHAFER ST ATHENS, OHIO 45701	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 4/3/2018	DRWN. JDC CHECK. RDB
JOB NO. 1110	
 buckleygroup <small>engineering • surveying</small>	499 RICHLAND AVENUE ATHENS, OH 45701 (740)589-5001 www.buckleygroupinc.com

R. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 4/3/2018



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Branch William*
 DATE: *5/11/18*

- LEGEND**
- - MAG NAIL SET
 - - MONUMENT FOUND
 - - MONUMENT SET
5/8" x 30" REBAR/CAP 04153
 - △ - 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.