



499 Richland Avenue Athens, Ohio 45701  
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## DESCRIPTION OF A 0.505 ACRE PARCEL

### Situated in Troy Township, Athens County, State of Ohio

Being a **0.505 acre** parcel of land located in part of Section 2, Township 05 North, Range 11 West, Ohio Company Purchase, Troy Township, Athens County, State of Ohio and being a 0.71 acre parcel as conveyed to Wayne O. & Susan D. Cornell by a deed recorded in Official Records Book 437 at Page 798 of said county Deed Records and being more fully bounded and described as follows:

**Beginning** at an iron pin set being the southwesterly corner of said 0.71 acre parcel, the northwesterly corner of a 1.42 acre tract as conveyed to Wayne O. and Susan D. Cornell by a deed recorded in Official Records Book 437 at Page 798 of said county Deed Records and a point on the easterly line of a 45.43 acre parcel as conveyed to Audra Burke by a deed recorded in Deed Book 154 at Page 836 of said county Deed Records, from which the northwesterly corner of 8.00 acre Lot 1032 of the Ohio Company Purchase bears S 76° 57' 34" W, being the basis of bearing for this description, 2,322.24 feet for reference;

**Course No. 1:** Thence, N 20° 37' 53" E, with the easterly line of said 45.43 acre parcel, 99.91 feet to an iron pin set, being the southwesterly corner of a 0.88 acre parcel as conveyed to Danny V. Buskirk by a deed recorded in Deed Book 340 at Page 81 of said county Deed Records;

**Course No. 2:** Thence, S 64° 51' 07" E, with the southerly line of said 0.88 acre parcel, passing an iron pin found (5/8") at 80.27 feet and iron pin found (3/4" Canter) at 153.97 feet for reference, a total distance of 227.66 feet to an iron pin set being the Mean High Water Line for the Ohio River Belleville Pool Mile Marker 197.25 as published by the U.S. Army Corps of Engineers;

**Course No. 3:** Thence the following two courses and distances, with a meandering line of elevation on the Mean High Water Line to an iron pin set being a point on the northerly line of said 1.42 acre parcel;

S 31° 11' 57" W, 54.13 feet;

S 18° 29' 13" W, 46.09 feet;

**Course No. 4:** Thence, N 64° 51' 07" W, with the northerly line of said 1.42 acre parcel, 219.44 feet to the **Point of Beginning**, containing **0.505 acres**, more or less, and being subject to all legal rights of way and easements of record.

Being subject to and having access to an ingress/egress easement, being 50 foot in width, 25 foot each side of the same location as the now vacated portion of State Route 124 and being more fully described in Official Record Book 421 at Page 2099.

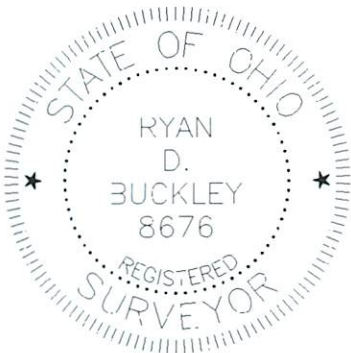
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

Description prepared from a field survey in June 2015, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

June 29, 2015

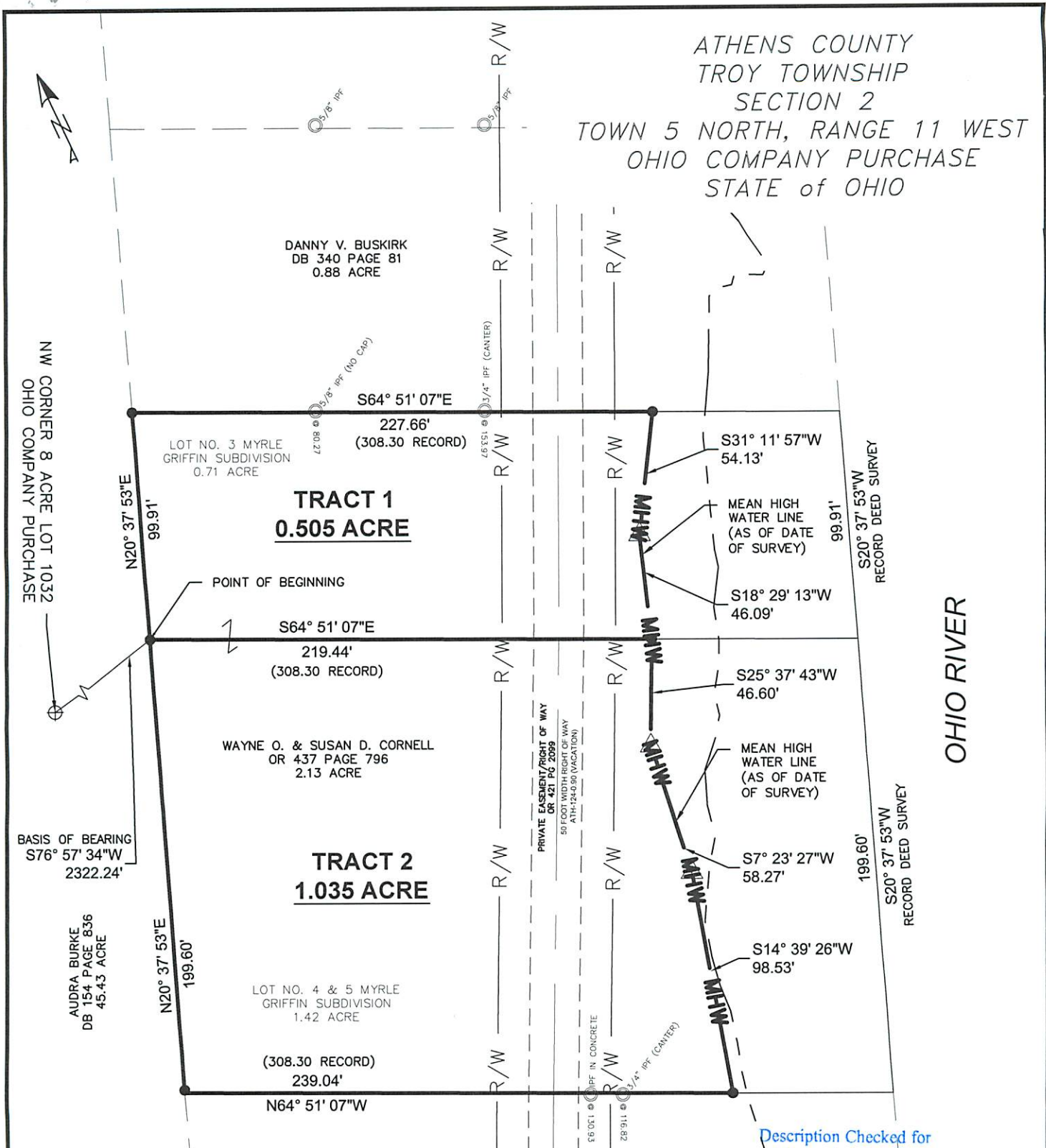
Date

\_\_\_\_\_  
Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: David E. Stewart  
DATE: 7/1/15

ATHENS COUNTY  
TROY TOWNSHIP  
SECTION 2  
TOWN 5 NORTH, RANGE 11 WEST  
OHIO COMPANY PURCHASE  
STATE of OHIO



DANNY V. BUSKIRK  
DB 340 PAGE 81  
0.88 ACRE

LOT NO. 3 MYRLE  
GRIFFIN SUBDIVISION  
0.71 ACRE

POINT OF BEGINNING

WAYNE O. & SUSAN D. CORNELL  
OR 437 PAGE 796  
2.13 ACRE

LOT NO. 4 & 5 MYRLE  
GRIFFIN SUBDIVISION  
1.42 ACRE

HAROLD & DORIS FORD  
OR 378 PAGE 1295  
0.71 ACRE

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Daniel L. Buckley  
DATE: 7/1/15

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

SURVEYOR'S NOTES

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT WAS PERFORMED
5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, OTHER THAN THOSE SHOWN
6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET  
5/8"x30" 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.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE TO  
AN ASSUMED MERIDIAN AND ARE  
USED TO DENOTE ANGLES ONLY



DATE 06/29/15  
DRWN: RDB | CHCK: TES  
JOB NO. 15699

PLAT OF SURVEY

SURVEYED FOR:  
WAYNE O. & SUSAN D. CORNELL  
1829 STATE ROUTE 124  
COOLVILLE, OH 45723



499 RICHLAND AVENUE  
ATHENS, OH 45701  
(740)589-5001  
www.buckleygroupinc.com  
ENGINEERING SURVEYING PLANNING

Daniel L. Buckley  
RYAN D. BUCKLEY  
PS # 8676 STATE OF OHIO  
DATE: 6/29/15

