

499 Richland Avenue Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
rbuckley@buckleygroupllc.com

DESCRIPTION OF A 0.340 ACRE PARCEL

Situated in York Township, Athens County, State of Ohio

Being a **0.340** acre parcel of land located in the Columbus and Hocking Coal and Iron Company's First Addition to Buchtel as shown by the plat thereof recorded in Enevelope 145A of the records of the Athens County Recorder, Section 6, Township 12 North, Range 15 West, York Township, Athens County, State of Ohio and being a combination of Lot 393 and a portion of a vacated street as conveyed to Beaver Excavating Company by a deed recorded in Official Records Book 442 at Page 41 of said county Deed Records and being designated as Parcel P020020000100 and Parcel P020020000101 by the said county Auditor, and being more fully bounded and described as follows:

Beginning at the Northwesterly corner of said Lot 393;

Course No. 1 Thence, N 25° 15' 00" E, with the projection of the westerly line of said Lot 393, being the basis of bearings for this description, 20.15 feet to an iron pin (set), being a point in the center of a vacated street;

Course No. 2 Thence, S 71° 45' 00" E, with said centerline and parallel with the northerly line of said Lot 393, 207.55 feet to an iron pin (set), being a point in the northwesterly right of way line of State Route 78, a variable width right of way, as shown by the plans of the Ohio Department of Transportation Project ATH-78-1;

Course No. 3 Thence, S 64° 24' 00" W, with said right of way line and the easterly line of said Lot 393, 71.13 feet to an iron pin (set);

Course No. 4 Thence, S 47° 32' 30" W, with said lines, 34.48 feet to an iron pin (set);

Course No. 5 Thence, N 76° 53' 57" W, with the northerly line of Marietta Avenue, formerly State Route 216, the right of way of said State Route 78, 151.40 feet to an iron pin (set), being the southwesterly corner of said Lot 393 and a point in the easterly line of Franklin Street, a 40 foot platted street;

Course No. 6 Thence, N 25° 15' 00" E, with the westerly line of said Lot 393 and the easterly line of said street, 73.49 feet to the **Point of Beginning**, containing **0.340 acre**, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Snyder PS6651".

Description prepared by Ryan D. Buckley from a field survey in July, 2013, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

6-2-13

Date



Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Williams
DATE: 7/3/12





BASIS OF BEARINGS

(AS NOTED)

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

RESIDUAL OF LOT 393 OF THE
COLUMBUS AND HOCKING COAL AND IRON CO.'S
FIRST ADDITION TO BUCHTEL
ENVELOPE 145A OF THE ATHENS COUNTY RECORDER'S RECORDS

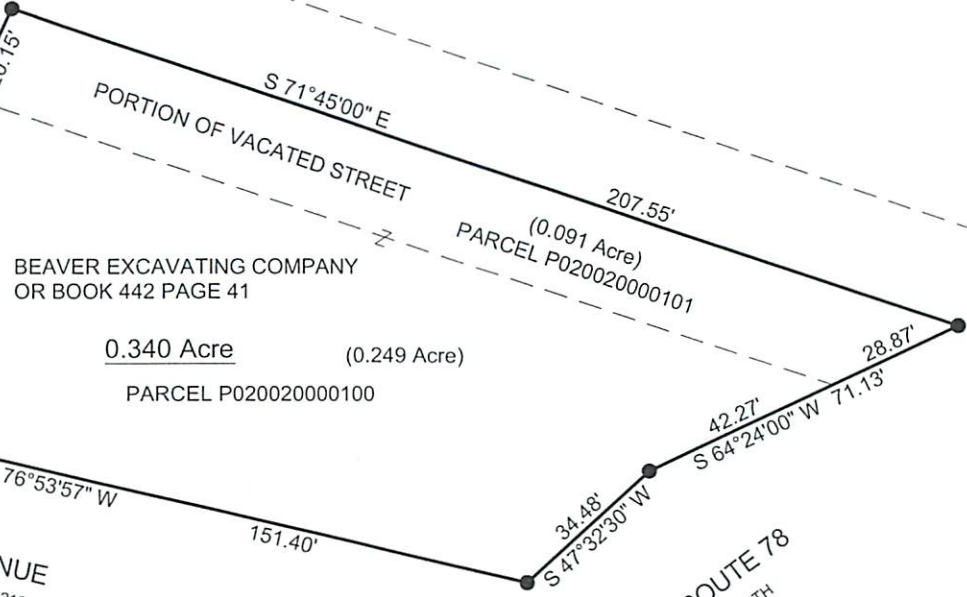
PLAT OF SURVEY
ATHENS COUNTY, OHIO
YORK TOWNSHIP
SECTION 06
TOWNSHIP 12 NORTH, RANGE 15 WEST
STATE of OHIO

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

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.

POINT OF BEGINNING
NW CORNER OF LOT 393

FRANKLIN STREET
40' WIDTH
BASIS of BEARING
N 25° 15' 00" E
73.49'



BEAVER EXCAVATING COMPANY
OR BOOK 442 PAGE 41
0.340 Acre (0.249 Acre)
PARCEL P020020000100

(0.091 Acre)
PARCEL P020020000101

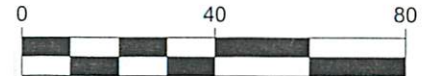
MARIETTA AVENUE
FORMER STATE ROUTE 216
VARIABLE WIDTH

STATE ROUTE 78
VARIABLE WIDTH

REFERENCE OHIO DEPARTMENT OF
TRANSPORTATION PROJECT ATH-78-1.29

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, 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.



1 INCH = 40 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION



Thomas E. Snyder
THOMAS E. SNYDER
OHIO PROFESSIONAL SURVEYOR PS6651

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandon Williams*
DATE: 7/3/12

LEGEND

- MONUMENT FOUND
- MONUMENT SET
5/8"x30" REBAR/CAP PS6651
- ⊙ MAG NAIL SET
- △ POINT

CLIENT: FIRST NATIONAL BANK OF McCONNELLSVILLE
4929 STATE ROUTE 78
NELSONVILLE, OHIO 45764

JOB# 13_438 DRWN: TS CHKD: TS CREW: TS, RB, DS
DATE: 07/03/2013 SCALE: 1"= 40' SHEET 1 of 1

THE BUCKLEY GROUP
ENGINEERING & SURVEYING

499 Richland Avenue
ATHENS, OH 45701
740 589 5001 Voice
740 589 5004 Fax
www.buckleygrouppllc.com