

buckley group
engineering + surveying

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DESCRIPTION OF A 4.783 ACRE PARCEL
Situated in Alexander Township, Athens County, State of Ohio

Being a **4.783** acre parcel of land located in part of Farm Lot 4 and 5, Section 5, Township 08 North, Range 14 West, Ohio Company Purchase, Alexander Township, Athens County, State of Ohio and being inclusive of a residual 4.399 acre parcel as conveyed to Mary Grace Loprire aka Mary Grace Goldzung by a deeds recorded in Official Records Book 20 at Pages 567 and 569 of said county Deed Records and being more fully bounded and described as follows:

Beginning at a point in the easterly line of Farm Lot No. 5 and the northerly line of said 4.783 acre parcel, from which the northeasterly corner of Farm Lot No. 5 bears N 03° 19' 31" E, being the basis of bearings for this description, 970.42 feet for reference;

Course No. 1: Thence, N 83° 18' 30" E, along the southerly line of a 4.988 acre parcel as conveyed to Julia A. Chadwell by a deed recorded in Official Records Book 130 Page 428 of said county Deed Records, 204.67 feet to an iron pin found, ODOT, being a point in the westerly right of way line of State of Ohio Route 33 at Station 35+132.724, 328.08' RT as recorded on R/W Plat Sheet No. 49 in Envelope 514B of said county Deed Records,

Course No. 2: Thence S 10° 30' 26" E, with said right of way, 220.72 feet to an iron pin found, ODOT, being Station 35+199.999, 328.08' RT,

Course No. 3: Thence S 40° 20' 14" E, with said right of way, 362.76 feet to an iron pin found, ODOT, being Station 35+295.917, 147.64' RT, and the northeasterly corner of Parcel 63 WVR of said R/W Plat Sheet as conveyed to the Athens County Commissioners as recorded in a Judgement Entry on Settlement in Official Records Book 356 Page 480 of said county Deed Records;

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca [Signature]*
DATE: 3/18/14

course No. 4: Thence S 79° 18' 08" W, with northerly line of said Parcel 63 WVR, 273.78 feet to an iron pin found, ODOT;

Course No. 5: Thence N 88° 25' 17" W, with northerly line of said Parcel 63 WVR, 138.16 feet to an iron pin found, ODOT;

Course No. 6: Thence S 52° 18' 02" W, with northerly line of said Parcel 63 WVR, 69.89 feet to an iron pin found, ODOT;

Course No. 7: Thence S 11° 37' 31" W, with westerly line of said Parcel 63 WVR, 31.33 feet to an iron pin found, ODOT, being a point in the northerly line of a 30 acre parcel as conveyed to William S. and Joan G. Cooley in Volume 34 Page 901 of said county Deed Records;

Course No. 8: Thence N 86° 50' 16" W, with said 30 acre parcel, 55.54 feet to a point in the centerline of the intersection of Township Road No. 65, Bates Road, a 30 foot width right of way and Township Road No. 64, Hawks Nest Road, a variable width right of way;

Course No. 9: Thence N 05° 27' 25" W , with said centerline of Township Road No. 65, 193.07 feet to a point;

Course No. 10: Thence, N 05° 49' 06" W, with said centerline, 384.74 feet to an iron pin found, ½" rod;

Course No. 11: Thence, N 83° 18' 30" E, with the southerly line of aforesaid 4.988 acre parcel, 103.94 feet to the **Point of Beginning**, containing 4.019 acres in Farm Lot No. 4 and 0.764 acres in Farm Lot No. 5, for a total of **4.783 acres**, more or less, of which 0.199 acres is right of way of said Township Road No. 65, and being subject to all legal rights of way and easements 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 February, 2014, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

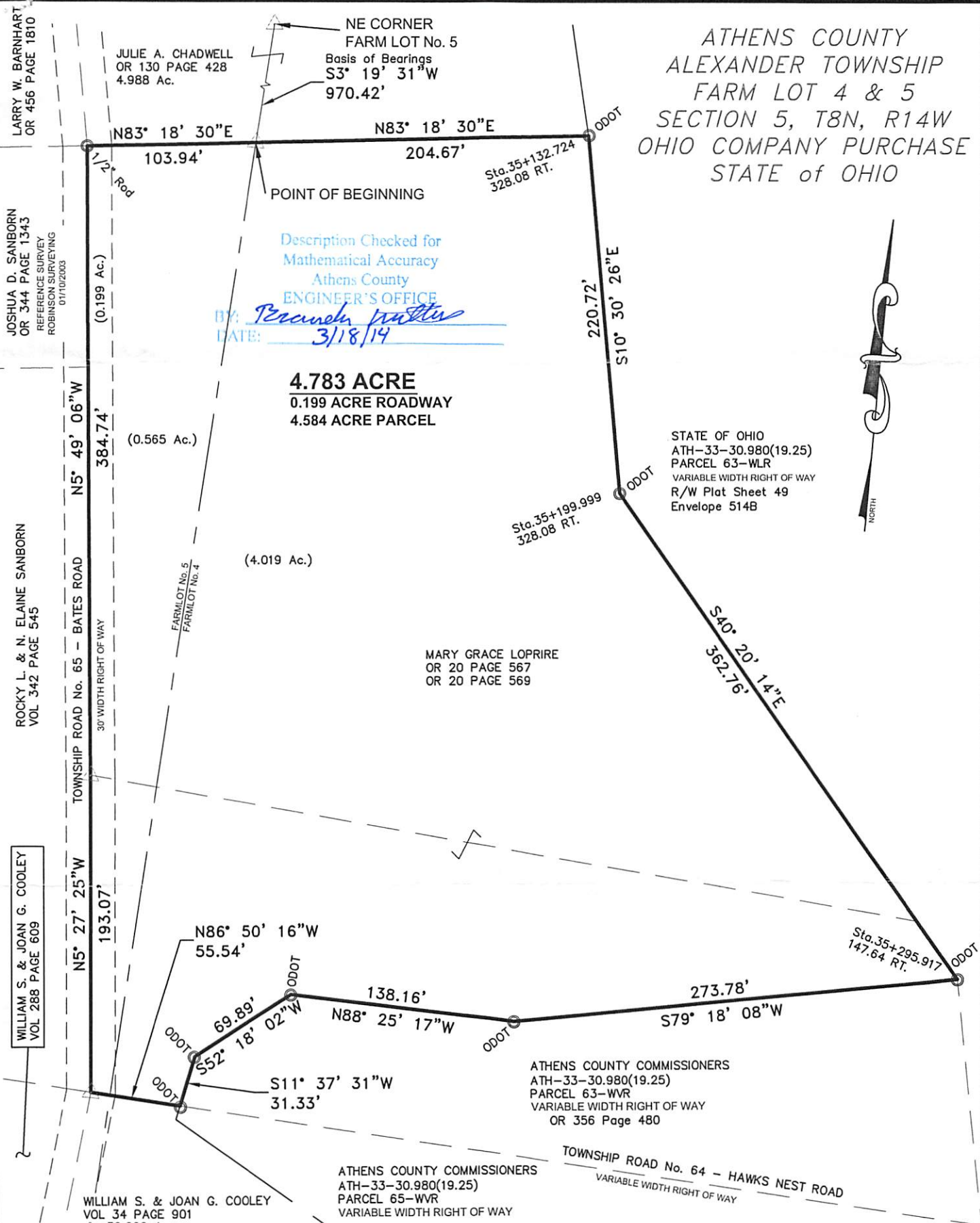
3-18-2014

Date




Thomas E. Snyder, Professional Surveyor No. 6651

ATHENS COUNTY
ALEXANDER TOWNSHIP
FARM LOT 4 & 5
SECTION 5, T8N, R14W
OHIO COMPANY PURCHASE
STATE of OHIO



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas E. Snyder*
DATE: 3/18/14

4.783 ACRE
0.199 ACRE ROADWAY
4.584 ACRE PARCEL

STATE OF OHIO
ATH-33-30.980(19.25)
PARCEL 63-WLR
VARIABLE WIDTH RIGHT OF WAY
R/W Plat Sheet 49
Envelope 514B

MARY GRACE LOPRIRE
OR 20 PAGE 567
OR 20 PAGE 569

ATHENS COUNTY COMMISSIONERS
ATH-33-30.980(19.25)
PARCEL 63-WVR
VARIABLE WIDTH RIGHT OF WAY
OR 356 Page 480

ATHENS COUNTY COMMISSIONERS
ATH-33-30.980(19.25)
PARCEL 65-WVR
VARIABLE WIDTH RIGHT OF WAY

WILLIAM S. & JOAN G. COOLEY
VOL 34 PAGE 901
30.000 Ac.

WILLIAM S. & JOAN G. COOLEY
VOL 288 PAGE 609

ROCKY L. & N. ELAINE SANBORN
VOL 342 PAGE 545

JOSHUA D. SANBORN
OR 344 PAGE 1343
REFERENCE SURVEY
ROBINSON SURVEYING
01/10/2003

LARRY W. BARNHART
OR 456 PAGE 1810

JULIE A. CHADWELL
OR 130 PAGE 428
4.988 Ac.

NE CORNER
FARM LOT No. 5
Basis of Bearings
S3° 19' 31" W
970.42'



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" x 30" REBAR/CAP PS6651
- △ - 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:
AS NOTED

SCALE 0 40 80
1" = 80 FEET

DATE 3/13/14
DRWN. RDB | CHCK. TES
JOB NO. 14523

PLAT OF SURVEY

SURVEYED FOR:
MARY GRACE LOPRIRE
4292 BATES ROAD
ATHENS, OH 45701

STATE OF OHIO

THOMAS E. SNYDER
6651

REGISTERED SURVEYOR

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

Thomas E. Snyder

THOMAS E. SNYDER
PROFESSIONAL SURVEYOR No. 6651
STATE OF OHIO
DATE: 03/18/2014

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