

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

## DESCRIPTION OF A 0.092 ACRE PARCEL

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

Being a **0.092 acre** parcel of land located in part of Inlot 3596 and Inlot 3597 of the Oakmont Subdivision, Envelope 410B of the Athens County Public Records, Section 01, Township 09 North, Range 14 West, Athens Township, Athens County, State of Ohio and being a part of said Inlots as conveyed to Robert F. Dakin by a deed recorded in Official Records Book 462 at Page 1839 of said county Deed Records and being more fully bounded and described as follows:

**Beginning** at the Southwesterly corner of said Inlot 3597 at a point in the northwesterly line of Roxbury Drive, a 40 foot platted street;

**Course No. 1** Thence, N 43°04'24" W, with the southwesterly line of said Inlot 3597 and Inlot 3596, being the northeasterly line of Inlot 3598, being the centerline of an existing 15 foot easement for utilities, to be vacated, passing the northwesterly corner of said Inlot 3597 and the southwesterly corner of said Inlot 3596 at 99.02 feet for reference, 203.82 feet to a point in the northerly line of said Oakmont Subdiision, Phase I, being the northwesterly corner of said Inlot 3596, the northeasterly corner of said Inlot 3598 and a point in the southerly line of a 2.80 acre tract as conveyed to William W. and Barbara W. Reeves by a deed recorded in Official Records Book 67 at Page 960 of said county Deed Records;

**Course No. 2** Thence, N 66° 49' 50" E, with the northerly line of said Oakmont Subdivision, Phase I, the northwesterly line of said Inlot 3596 and the southerly line of said 2.80 acre tract, 21.27 feet to an iron pin (set);

**Course No. 3** Thence, S 43° 04' 24" E, with a new line parallel with the southeasterly line of said Inlot 3596, the southeasterly of said Inlot 3597, and being the centerline of a proposed 15 foot utility easement, passing the southeasterly line of said Inlot 3596 at 100.19 feet for reference, 195.31 feet to an iron pin (set), being a point in the southeasterly line of said Inlot 3597 and a point in the northwesterly line of the aforementioned Roxbury Drive;

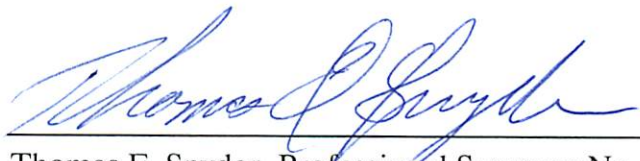
**Course No. 4** Thence, S 43° 17' 20" W, with said southeasterly line of Inlot 3597 and said northwesterly line of Roxbury Drive, 20.04 feet to the **Point of Beginning**, containing **0.092 acres**, more or less, being 0.047 acre of part of Inlot 3596 and 0.045 acre of part of Inlot 3597 and being 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 November, 2013, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

11-21-13

Date



Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Bala muthy  
DATE: 11/22/13

Description Approved  
Jill A. Thompson  
Athens County Auditor





BASIS OF BEARINGS  
(AS NOTED)

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

WILLIAM W. REEVES  
BARBARA W. REEVES  
OR BOOK 67 PAGE 960  
2.80 ACRE

STEPHEN C. BROOKS, et.al.  
OR BOOK 463 PAGE 812  
0.336 ACRE

LOT 3596  
ROBERT F. DAKIN  
OR BOOK 462 PAGE 1839  
(0.276 Ac.)

LOT 3597  
ROBERT F. DAKIN  
OR BOOK 462 PAGE 1839  
(0.247 Ac.)

LOT 3598  
RICKY L. MARTIN  
ELIZABETH A. MARTIN  
OR BOOK 62 PAGE 472  
(0.045 Ac.)

0.092 ACRE  
TOTAL

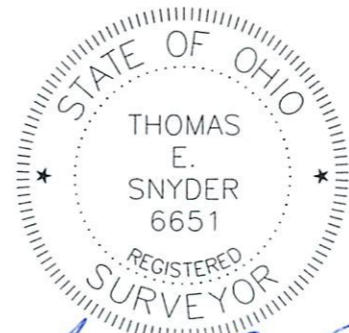
EXISTING 15' EASEMENT

EXISTING 15' EASEMENT  
TO BE VACATED

PROPOSED 15' EASEMENT

CARROLL ROAD  
50' PLATTED STREET

ROXBURY DRIVE  
40' PLATTED STREET



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

# PLAT OF SURVEY

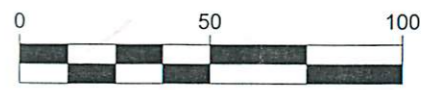
ATHENS COUNTY, OHIO  
ATHENS TOWNSHIP  
SECTION 01  
TOWNSHIP 09 NORTH, RANGE 14 WEST  
STATE of OHIO  
OAKMONT SUBDIVISION - PHASE I  
ENVELOPE 410B

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.

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

CLIENT:	RICK MARTIN 3 ROXBURY DRIVE ATHENS, OHIO 45701		
JOB# 13_477	DRWN: TS	CHKD: TS	CREW: TS, RB, CK
DATE: 11/21/13	SCALE: 1" = 50'	SHEET 1 of 1	



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

Z:\Land Projects\2013\1477 BNDY Martin 3 Roxbury Drive\dwg\177 MartinBndy.dwg, 11/21/2013 2:49:53 PM

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Jill A. Thompson*  
DATE: 11/22/13

Description Approved  
Jill A. Thompson  
Athens County Auditor

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