



**buckley group**  
engineering + surveying

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### **DESCRIPTION OF A 0.561 ACRE PARCEL**

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

Being a **0.561 acre** parcel of land located in Farm Lot 45, Section 10, Township 09 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being inclusive of a residual 0.55 acre parcel as conveyed to Dwight H. Mutchler by a deed recorded in Volume 90 Page 139 of said county Deed Records and being more fully bounded and described as follows:

**Beginning** at an iron pin set in the easterly line of Columbia Avenue, a variable width right of way, and the southwesterly corner of aforesaid 0.561 acre parcel, from which for reference, the southwesterly corner of Farm Lot No. 45 bears the following three courses; S 30° 28' 35" W, 79.47 feet to a point; thence S 05° 27' 35" W, 189.50 feet to an iron pin found (5/8" rebar); thence N 84° 32' 25" W, 347.00 feet to a point being 176.60 said southwesterly corner;

**Course No. 1:** Thence, N 30° 28' 35" E, being the basis of bearings of this description, with the westerly line of aforesaid 0.561 acre parcel and easterly line of said Columbia Avenue, 95.74 feet to an iron pin found (5/8" rebar), being the southwesterly corner of a 0.55 acre parcel as conveyed to Terry Conry and Joy Lynn John as recored in Volume 41 Page 799 of said county Deed Records;

**Course No. 2:** Thence, S 50° 17' 25" E, with the southerly line of aforesaid 0.55 acre parcel, passing an iron pin found (5/8" rebar), at 176.60 feet for reference, a total distance of 276.60 feet to an iron pin found (5/8" rebar), being the southerly corner of a 0.49 acre parcel as conveyed to Peter Kramer & Barbara Fisher as recorded in Official Records Book 379 Page 359 of said county Deed Records;

**Course No. 3:** Thence, S 03° 34' 35" W, along the westerly line of a 1.140 acre parcel as conveyed to Emily Gurhans & Marc Singer as recorded in Official Record Book 409 Page 1982 of said county Deed Records, 85.19 feet to an iron pin set, being the northeasterly corner of a 1.39 acre parcel as conveyed to Michael & Helen Keyes as recorded in Official Record Book 284 Page 1568 of said county Deed Records;

**Course No. 4:** Thence, N 55° 00' 25" W, with the northerly line of aforesaid 1.39 acre parcel, 312.53 feet to an iron pin set, being the **Point of Beginning**, containing **0.561** acres, more or less, 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 "Buckley Group 04153".

Description prepared by Ryan D. Buckley from a field survey in April 2014, under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

4/3/14  
Date

*Thomas E. Snyder*  
Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brand Williams*  
DATE: 4/4/2014



ATHENS COUNTY  
ATHENS TOWNSHIP  
CITY OF ATHENS  
FARM LOT 45  
SECTION 10, T9N, R14W  
OHIO COMPANY PURCHASE  
STATE of OHIO

RALPH & JOAN ERLEWINE  
VOL 29 PAGE 777  
1.020 ACRE

TERRY CONRY & JOY LYNN JOHN  
VOL 41 PAGE 799  
0.55 ACRE

PETER KRAMER & BARBARA FISHER  
OR 379 PAGE 359  
0.49 ACRE

DWIGHT H. MUTCHLER  
VOL 90 PAGE 139

MICHAEL & HELEN KEYES  
OR 284 PAGE 1568  
1.39 ACRE

EMILY BURHANS & MARC SINGER  
OR 409 PAGE 1982  
1.140 ACRE

**0.561 ACRE**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Thomas E. Snyder*  
DATE: 4/4/2014

SW CORNER  
FARM LOT 45

5/8" I.P.  
N84° 32' 25"W  
347.00'

189.50'  
S5° 27' 35"W

79.47'  
S30° 28' 35"W

Basis of Bearings  
N30° 28' 35"E  
95.74'

POINT OF BEGINNING

312.53'  
N55° 00' 25"W

176.60

276.60

5/8" I.P.

85.19'  
S3° 34' 35"W

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:  
AS NOTED

PLAT OF SURVEY

SCALE 0 25 50  
1" = 50 FEET

DATE 04/03/2014  
DRWN. RDB |CHK. TES.  
JOB NO. 14534

PREPARED FOR:  
OHIO UNIVERSITY  
LEGAL AFFAIRS AND REAL ESTATE  
160 WEST UNION STREET, ROOM 150  
ATHENS, OH 45701



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ENGINEERING SURVEYING PLANNING

*Thomas E. Snyder*  
THOMAS E. SNYDER  
PROFESSIONAL SURVEYOR No. 6651  
STATE OF OHIO  
DATE: 4/3/14

