

PLAT OF SURVEY
ATHENS COUNTY, OHIO
ATHENS TOWNSHIP
SECTION 11 - FARM LOT 49
TOWNSHIP 09 NORTH, RANGE 14 WEST
STATE OF OHIO

REFERENCE ODOT PLANS
 ATH-33-12.96



BASIS OF BEARINGS

(AS NOTED)

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

OLD CENTERLINE STATION
 101+98.5 OLD U.S. 33
 BASIS OF BEARINGS
 N 86°49'43" W
 741.30'

SE CORNER FARM LOT 68
 NORTH LINE OF FARM LOT 50

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.

STATE OF OHIO
 OHIO UNIVERSITY
 OR BOOK 90 PAGE 960
 OR BOOK 141 PAGE 903
 OR BOOK 142 PAGE 841
 4.662 ACRE

GK DEVELOPMENT
 OR BOOK 423 PAGE 1306
 5.74 ACRE

KHUDR I SHARR
 VOLUME 151 PAGE 718
 0.65 ACRE
 PARCEL A028200008900

POINT OF BEGINNING
 1.180 ACRE PARCEL

1.180 Acre

POINT OF BEGINNING
 0.709 ACRE PARCEL
 OLD CENTERLINE STATION
 84+68 OLD U.S. 33

KHUDR I SHARR
 VOLUME 151 PAGE 718
 1.24 ACRE
 PARCEL A028200009100

0.709 Acre

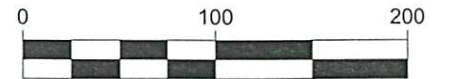
Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *Neal Robinson*
 DATE: *6-20-13*

LEGEND

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

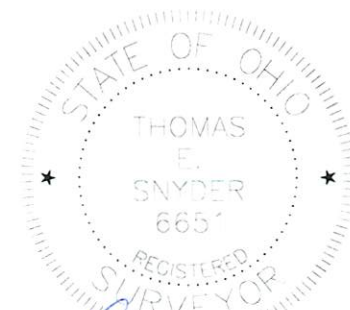
SURVEYOR'S NOTES

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 = 100 FEET

NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION



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

CLIENT: WHARTON PROPERTIES, LLC
 82 N. COURT STREET
 ATHENS, OHIO 45701

JOB# 13_427 DRWN: TS CHKD: TS CREW: TS, RB, DS
 DATE: 06/18/13 SCALE: 1"= 100' SHEET 1 of 1



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

Z:\Land Projects\2013\427 Wharton 185 Columbus Road\dwg\427 Bndy.dwg, 6/18/2013 3:29:11 PM



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

DESCRIPTION OF A 0.709 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.709 acre** parcel of land located in part of Farm Lot 49, Section 11, Township 09 North, Range 14 West, Athens Township, Athens County, State of Ohio and being a part of a 1.24 acre parcel as conveyed to Khudr I. Shaar by a deed recorded in Volume 151 at Page 718 of said county Deed Records and being designated as Parcel A028200009100 by the said county Auditor, and being more fully bounded and described as follows:

Commencing at the Southeasterly corner of Farm Lot 68 of said Section 11 at a stone; Thence, N 86°49'43" W, being the Basis of Bearings for this description, with the southerly line of said Farm Lot 68 and the Northerly line of Farm Lot 50, 741.30 feet to a point in the centerline of Columbus Road, Old U.S. Route 33, a variable width right of way, referenced by Ohio Department of Transportation Plans ATH-33-12.96; Thence, S 40°29'39" E, with said centerline, a distance of 1730.50 feet to a point, being the southerly corner of a 4.662 acre parcel as conveyed to the State of Ohio, Ohio University, by a deed recorded in Official Records Book 142 at Page 841 of said county Deed Records and the westerly corner of said 1.24 acre parcel and being the **Point of Beginning** of said **0.709 acre** parcel;

Course No. 1 Thence, N 49°30'17" E, with the southeasterly line of said 4.662 acre parcel and the northwesterly line of said 1.24 acre parcel, passing an iron pin (set) at 70.00 feet for reference, 150.01 feet to an iron pin (set);

Course No. 2 Thence, S 43° 00' 23" E, with a new division line through said 1.24 acre parcel, 200.21 feet to a mag nail (set), being a point in the southeasterly line of said 1.24 acre parcel and a point in the northwesterly right of way line of Dorr Lane, a fifty foot right of way;

Course No. 3 Thence, S 49° 30' 14" W, with the southeasterly line of said 1.24 acre parcel and the northwesterly line of said Dorr Lane, passing an iron pin (set) at 88.79 feet for reference, 158.79 feet to a point in said centerline of Columbus Road, being the southerly corner of said 1.24 acre parcel;

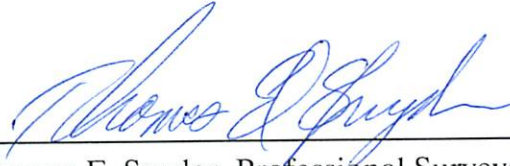
Course No. 4 Thence, N 40° 29' 43" W, with said centerline, 200.02 feet to the **Point of Beginning**, containing **0.709 acres**, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record, being part of Parcel A028200009100, of which 0.321 acre being road right of way.

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 June, 2013, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

6-18-13

Date



Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Nia Robinson
DATE: 6-20-13

