



499 Richland Avenue Athens, Ohio 45701  
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## DESCRIPTION OF A 1.027 ACRE PARCEL

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

Being a **1.027 acre** parcel of land located in part of Section 10, Township 9, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio and being all of a 0.97 acre parcel as conveyed to Mark E. and Deanna M. House by a deed recorded in Official Records Book 488 at Page 2457 of said county Deed Records and being more fully bounded and described as follows:

**Beginning** at an iron pin (found), being the northwesterly corner of said 1.027 acre parcel, a point on the northerly line of Farm Lot 43, the southwesterly corner of a 2.33 acre parcel as conveyed to Anurag Gupta and Anna Shoup by a deed recorded in Official Record Book 510 at Page 708 of said county deed records, and a point on the easterly line of a 26.38 acre parcel as conveyed to Mary Anne Morrison by a deed recorded in Deed Book 330 at Page 1432 of said county deed records, from which a stone being the southwesterly corner of Farm Lot 47, bears N 85° 06' 59" W, 414.00 feet for reference;

**Course No. 1:** Thence, S 85° 06' 59" E, with the southerly line of said 2.33 acre parcel, passing and iron pin (found) at 267.87 feet for reference, a total distance of 290.18 feet to a rail road spike (found), being a point on the centerline of Cable Lane (30 foot width right of way);

**Course No. 2:** Thence, S 21° 42' 49" W, with the centerline of said Cable Lane, 37.00 feet to a point;

**Course No. 3:** Thence, S 27° 25' 16" W, with the centerline of said Cable Lane, 155.63 feet to a point, being the southeasterly corner of 1.12 parcel as conveyed to William P. Alexy and Marylyn K. Zawyer by a deed recorded in Official Record Book 326 at Page 1628 of said county deed records;

**Course No. 4:** Thence, N 75° 19' 01" W, with the southerly line of said 1.12 acre, passing an iron pin (set) at 12.00 feet for reference, a total distance of 265.59 feet to an iron pin (found), being a point on the easterly line of said 26.38 acre parcel;

**Course No. 5:** Thence, N 22° 15' 01" E, with the easterly line of said 26.38 acre parcel, 140.35 feet to the **Point of Beginning**, containing **1.027 acres**, more or less, of which 0.066 acre is road right of way 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 Justin D. Cotterill from a field survey in April 2017, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

5/11/17  
Date

Justin D. Cotterill  
Ryan D. Buckley, Professional Surveyor No. 8676

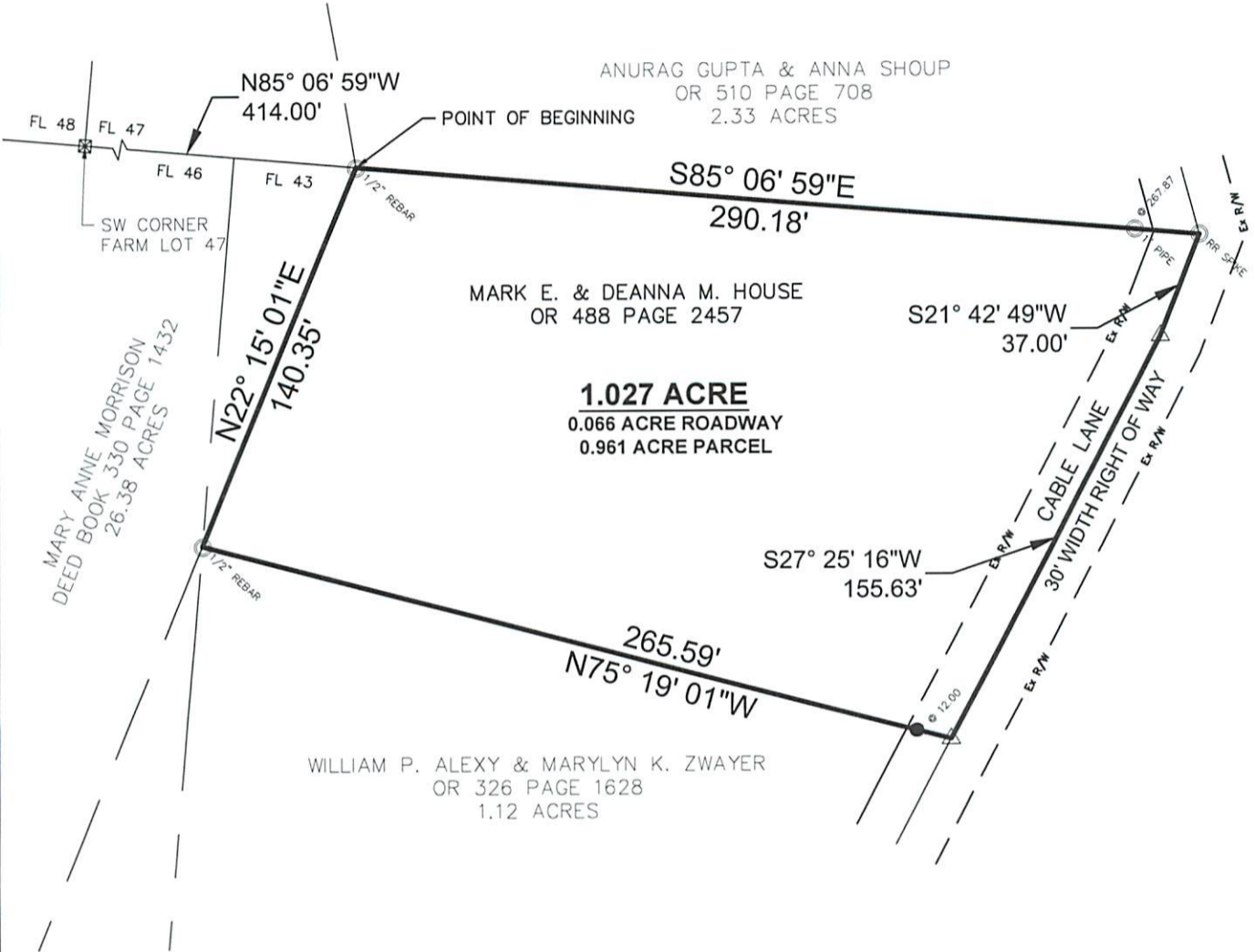
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brian Williams  
DATE: 5/12/17



PERTINENT DOCUMENTS AND SOURCES OF DATA USED:  
 DEED REFERENCES (AS NOTED)  
 SPECIFIED COUNTY ROADWAY MAP  
 SPECIFIED COUNTY TAX PARCEL MAP  
 PREVIOUS SURVEY PLATS

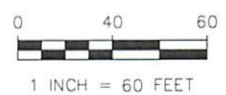


ATHENS COUNTY  
 ATHENS TOWNSHIP  
 SECTION 10  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Perennial Utilitarian*  
 DATE: 5/12/17

- LEGEND**
- - MONUMENT FOUND
  - - MONUMENT SET  
5/8"x30" REBAR/CAP 04153
  - △ - POINT



1 INCH = 60 FEET  
 NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

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.

<p><b>BASIS OF BEARINGS:</b>          STATE PLANE COORDINATE SYSTEM          OHIO SOUTH ZONE, NAD 83</p>	<p><b>PLAT OF SURVEY</b></p> <p>SURVEYED FOR:          MARK HOUSE          24 CABLE LANE          ATHENS, OHIO 45701</p>	
<p>DATE: 4/26/17          DRWN: JDC   CHCK: RDB          JOB NO: 171016</p>	<p>499 RICHLAND AVENUE          ATHENS, OH 45701          (740)589-5001          www.buckleygrouppllc.com          ENGINEERING SURVEYING PLANNING</p>	<p><i>R. D. Buckley</i>          RYAN D. BUCKLEY          PROFESSIONAL SURVEYOR No. 8676          STATE OF OHIO          DATE: <u>5/11/17</u></p>

