



buckley group

engineering + surveying

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DESCRIPTION OF A 2.335 ACRE PARCEL

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

Being a 2.335 acre parcel of land located in part of University Estates Phase I, City of Athens, Athens Township, Athens County, Ohio Company Purchase, State of Ohio and being part of a 4.872 acre parcel as conveyed to Capital First Trust Deed Fund, LLC by a deed recorded in Official Records Book 432 at Page 804 of said county Deed Records, being Lot 11 recorded in Plat Envelope 558A and 559A being University Estates Phase I Final Plat of said county Plat Records and being more fully described as follows:

Beginning at an iron pin set at the northeasterly corner of said Lot 11, at a point in the westerly line of University Estates Boulevard, a variable width platted street;

Course No. 1: Thence, S 39° 01' 48" W, with the easterly line of said Lot 11 and the easterly line of said University Estates Boulevard, 254.36 feet to an iron pin set;

Course No. 2: Thence, N 50° 58' 12" W, with a new division line through said Lot 11, 442.69 feet to an iron pin set, being a point in Altamont Drive, a 60 foot width platted street:

Course No. 3: Thence, N 16° 26' 23" E, along the easterly line of said Altamont Drive and westerly line of said Lot 11, 31.80 feet to an iron pin set:

Course No. 4: Thence, N 33° 29' 14" W, along the easterly line of said Altamont Drive and westerly line of said Lot 11, 30.85 feet to an iron pin set, being a point in the southerly line of Lot 10 of said University Estates Phase I being a 5.173 acre parcel as conveyed to Capital First Trust Deed Fund, LLC as recorded in Official Records Book 432 at Page 804 of said county Deed records and a point of curvature of a nontangent curve to the right, concave southeasterly,

having a central angle of 6° 51' 25", a radius of 200.00 feet, and a chord Bearing and Distance of N 72° 21' 19" E, 23.92 feet:

Course No. 5: Thence, with the arc of said curve being the southerly line of said Lot 10 and the northerly line of said Lot 11, a distance of 23.94 feet to an iron pin set:

Course No. 6: Thence, N 75° 47' 00" E, along the southerly line of said Lot 10 and northerly line of said Lot 11, 93.93 feet to an iron pin set being a point of curvature of a tangent curve to the right, concave southwesterly, having a central angle of 53° 14' 47", a radius of 300.00 feet, and a chord Bearing and Distance of S 77° 35' 36" E, 268.87 feet:

Course No. 7: Thence, with the arc of said curve, being the southerly line of said Lot 10 and the northerly line of said Lot 11, a distance of 278.80 feet to an iron pin set:

Course No. 5: Thence, S 50° 58' 12" E, along the southerly line of said Lot 10 and northerly line of said Lot 11, 174.62 feet to the **Point of Beginning**, containing **2.335 acres**, more or less, and being subject to all legal rights of way and easements of record.

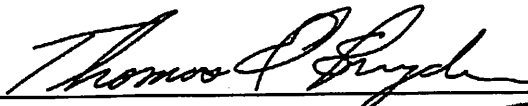
Being subject to an ingress/egress easement, being 50 foot in width, 25 foot each side of the following described centerline, beginning at the southeasterly corner of said 2.335 acre tract, thence N 50° 58' 12" W, being the southerly line of said 2.335 acre tract, 442.69 feet to a point of terminus on the southerly line of said Altamont Drive.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group 04153".

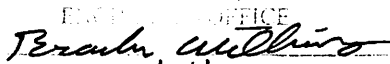
Description prepared by Ryan D. Buckley from a field survey in June, 2014, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

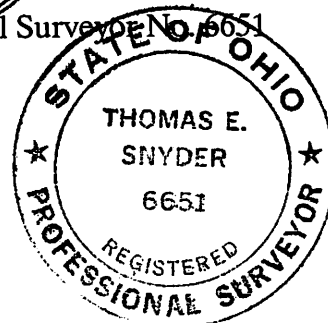
July 29, 2014

Date



Thomas E. Snyder, Professional Surveyor No. 6651

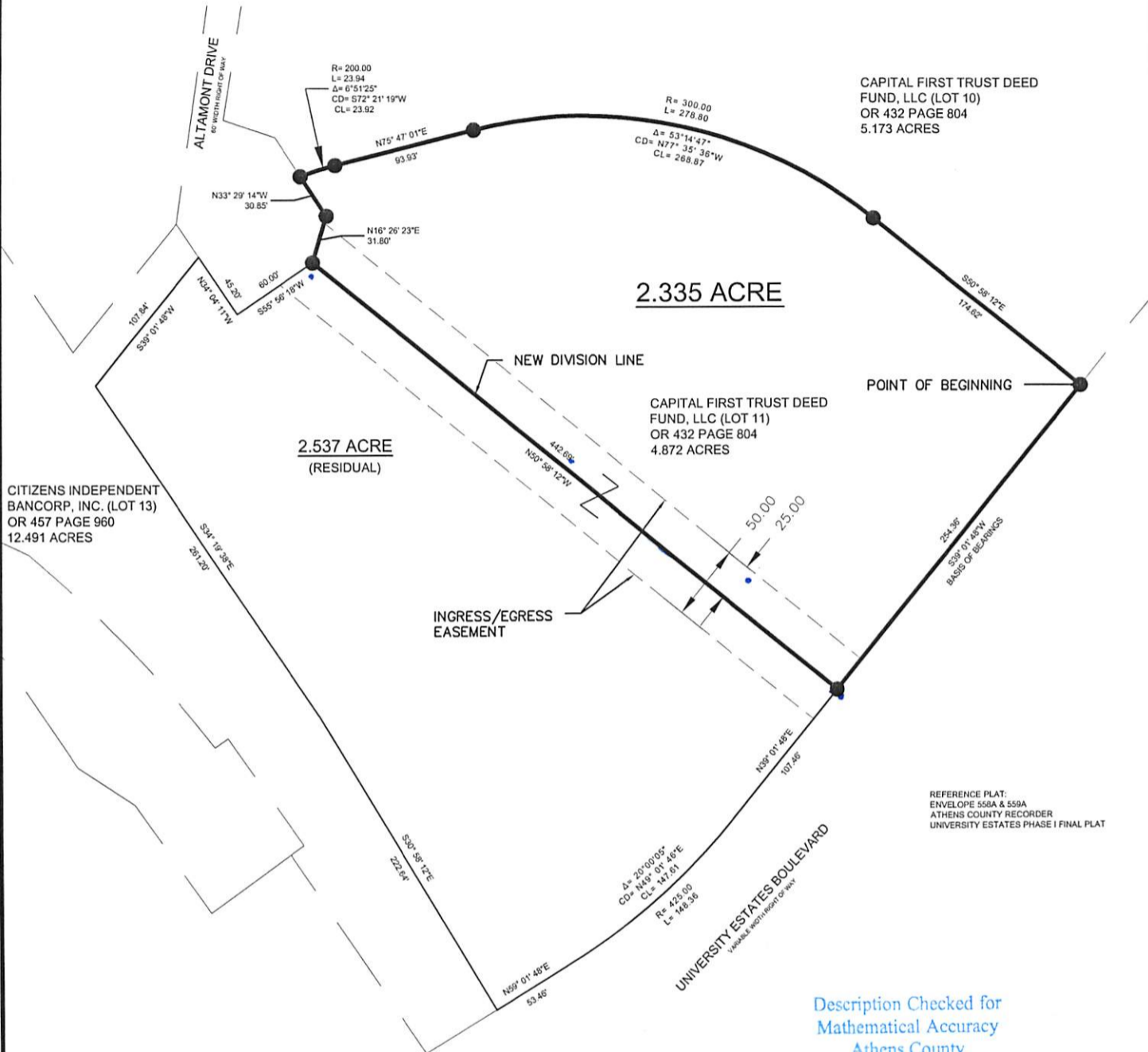
Designated by the Board of
Municipal and County Surveyors
July 2014
FIELD OFFICE

7/31/14





NOTE: BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY

ATHENS COUNTY
ATHENS TOWNSHIP
CITY OF ATHENS
SECTION 22, T-9-N, R-14-W
OHIO COMPANY PURCHASE
STATE of OHIO



CAPITAL FIRST TRUST DEED
FUND, LLC (LOT 10)
OR 432 PAGE 804
5.173 ACRES

CAPITAL FIRST TRUST DEED
FUND, LLC (LOT 11)
OR 432 PAGE 804
4.872 ACRES

CITIZENS INDEPENDENT
BANCORP, INC. (LOT 13)
OR 457 PAGE 960
12.491 ACRES

REFERENCE PLAT:
ENVELOPE 558A & 559A
ATHENS COUNTY RECORDER
UNIVERSITY ESTATES PHASE I FINAL PLAT

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bruce Williams*
DATE: 7/31/14

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. SCALE 0 50 100 1" = 100 FEET	PLAT OF SURVEY SURVEYED FOR: CRAGGANMORE INVESTMENTS, LLC ATHENS, OH 45701		
	DATE 07/29/14 DRWN: RDB // CHCK: TES JOB NO. 14547	THOMAS E. SNYDER PROFESSIONAL SURVEYOR No. 6651 STATE OF OHIO DATE: JULY 8, 2014	

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 ENGINEERING SURVEYING PLANNING