



**buckleygroup**

engineering + surveying

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## DESCRIPTION OF A 0.253 ACRE PARCEL

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

Being a **0.253 acre** parcel of land located in part of Section 30, Township 09 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being lots 169 & 170 of Alva C. Verity's Addition as found in Envelope 10 B of said county plat book Records as conveyed to Three Rivers Housing Corp. by a deed recorded in Official Record Book 427 at Page 1462 of said county deed records and being more fully described as follows:

**Beginning** at an iron pin found (Maiden 7459) at the northwesterly corner of said 0.253 acre tract, being a point on the southerly line of a 12 foot alley (unimproved), and being the northeasterly corner of Lot 171 of said Alva C. Verity Addition as conveyed to Sheryl L. Higgins by a deed recorded in Official Record Book 497 at Page 1841, from which the northwesterly corner of Lot 174 of said Alva C. Verity's Addition bears N 78° 00' 38"W, 189.03 feet for reference;

**Course No. 1:** Thence, S 78° 00' 38" E, with the southerly line of a 12 foot alley, passing iron pins found (Maiden 7459) at 47.26 feet and 86.51 feet for reference, a total distance of 94.51 feet to a point on the westerly line of a 16 foot alley;

**Course No. 2:** Thence, S 13° 57'40" E, with the westerly line of said 16 foot alley, 124.00 feet to a rail road spike (found), being a point on the northerly line of Campbell Street, a 40 foot Right of Way;

**Course No. 3:** Thence, N 84° 44' 33" W, with the northerly line of said Campbell Street, 90.00 feet to an iron pin found (Maiden 7459), being the southeasterly corner of said Sheryl L. Higgins parcel;

**Course No. 4:** Thence, N 13° 57' 40" W, with the easterly line of said Sheryl L. Higgins parcel, 135.73 feet to the **Point of Beginning**, containing **0.253 acres**, more or less, and being subject to all legal rights of way and easements of record.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

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

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by The Buckley Group, LLC completed in December 2016.

February 28, 2017

Date

  
Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Barbara M. Walker*  
DATE: 3/1/17



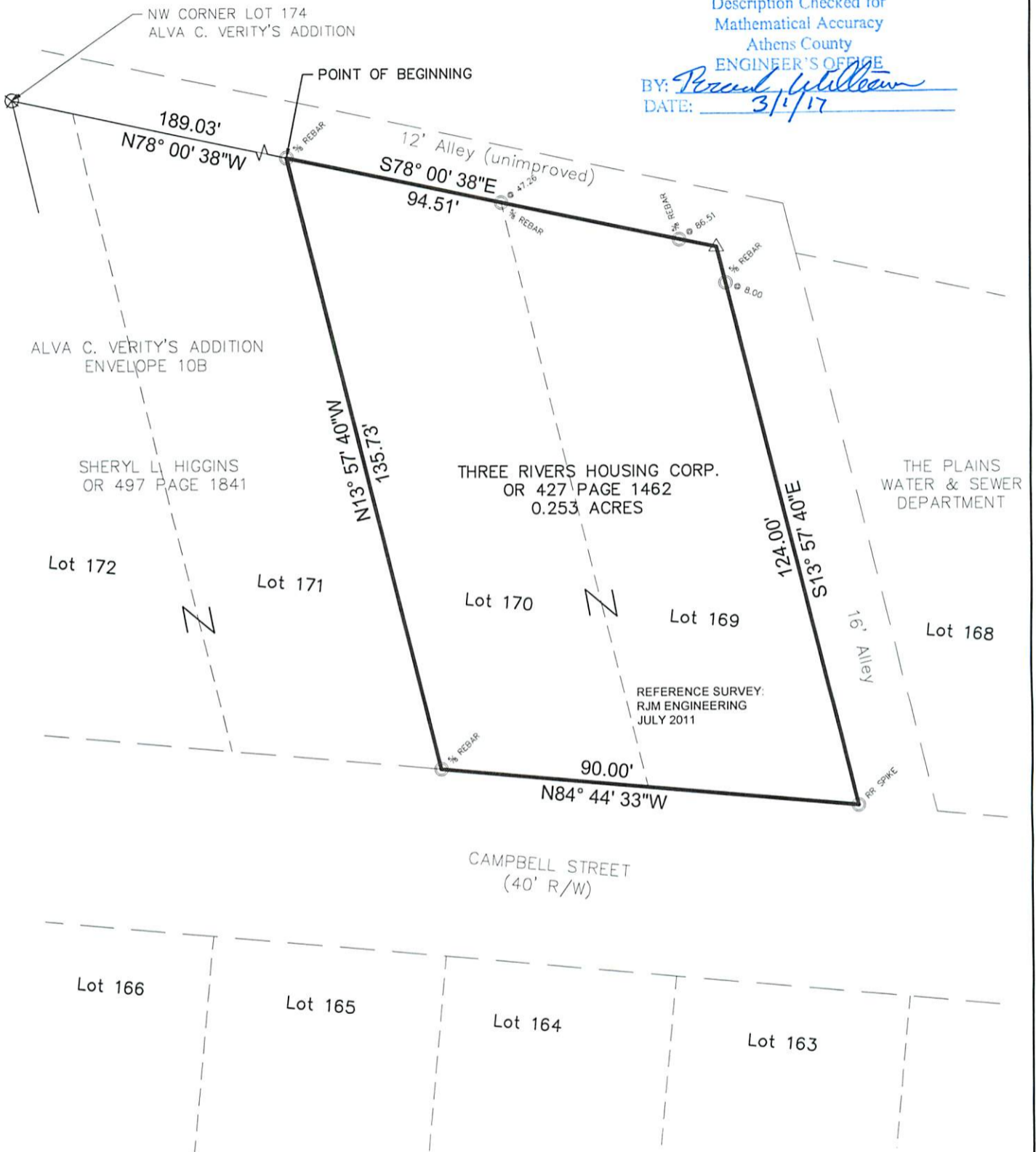
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:  
 DEED REFERENCES (AS NOTED)  
 SPECIFIED COUNTY ROADWAY MAP  
 SPECIFIED COUNTY TAX PARCEL MAP  
 PREVIOUS SURVEY PLATS



ATHENS COUNTY  
 ATHENS TOWNSHIP  
 SECTION 30  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Ryan D. Buckley  
 DATE: 3/1/17



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

0 15 30  
 1 INCH = 30 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.

**BASIS OF BEARINGS:**  
 STATE PLANE COORDINATE SYSTEM  
 OHIO SOUTH ZONE, NAD 83

DATE: 2/28/17  
 DRWN: JDC | CHCK: RDB  
 JOB NO. 17979

**PLAT OF SURVEY**

SURVEYED FOR:  
 THREE RIVERS HOUSING CORP.  
 62 NORTH PLAINS ROAD  
 THE PLAINS, ATHENS OHIO 45780



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 ENGINEERING SURVEYING PLANNING

Ryan D. Buckley  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 2/28/17