



buckleygroup
engineering – surveying

BY: Robert Williams
DATE: 12/7/15

499 Richland Avenue Athens, Ohio 45701
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DESCRIPTION OF A 0.078 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.078 acre** parcel of land located in part of Farm Lot 59, Section 9, Town 9 North, Range 14 West, City of Athens, Athens Township, Athens County, Ohio Company Purchase, State of Ohio and part of an 11.376 acre parcel as conveyed to Ohio University Fund, Inc. by a deed recorded in Official Record Book 369 at Page 33 of said county deed records and being more fully described as follows:

Beginning at an iron pin (set) at the northeasterly corner of said 0.078 acre tract being a point in the easterly right of way line of Richland Avenue, a variable width right of way, from which an iron pin found being the southwesterly corner of Farm Lot 42 bears S 42° 00' 23" E, 648.93 feet for reference;

Course No. 1: Thence, with the easterly right of way line of said Richland Avenue, with a non-tangent curve, concave easterly, having a central angle of 2° 11' 51", a radius of 865.37 feet, a chord bearing and distance of S 18° 22' 54" E, 33.19 feet, an arc distance of 33.19 feet to an iron pin found (S-6651) being a point in the northerly line of a parcel as conveyed to Ohio University Fund, Inc. by a deed recorded in Official Record Book 35 at Page 720 of said county deed records;

Course No. 2: Thence, S 67° 59' 30" W, with the northerly line of said Ohio University Fund parcel, 91.72 feet to a point in the centerline of said Richland Avenue;

Course No. 3: Thence, with the centerline of said Richland Avenue, with a non-tangent curve, concave easterly, having a central angle of 2° 26' 42", a radius of 954.89 feet, a chord bearing and distance of N 18° 21' 19" W, 40.75 feet, an arc distance of 40.75 feet to a point;

Course No. 4: Thence, N 72° 43' 02" E, with a new division line through said 11.376 acre parcel, 91.54 feet to the **Point of Beginning**, containing **0.078 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 96) 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 October 2015.

December 2, 2015

Date



Ryan D. Buckley, Professional Surveyor No. 8676





buckleygroup
engineering – surveying

BY: *Frank Vitale*
DATE: 12/7/15

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

DESCRIPTION OF A 0.283 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a 0.283 acre parcel of land located in part of Farm Lot 59, Section 9, Town 9 North, Range 14 West, City of Athens, Athens Township, Athens County, Ohio Company Purchase, State of Ohio and part of an 11.376 acre parcel as conveyed to Ohio University Fund, Inc. by a deed recorded in Official Record Book 369 at Page 33 of said county deed records and being more fully described as follows:

Beginning at a point at the northeasterly corner of said 0.283 acre tract from which an iron pin found being the southwesterly corner of Farm Lot 42 bears S 48° 01' 48" E, 418.57 feet for reference;

Course No. 1: Thence, S 18° 04' 43" E, with a new division line through said 11.376 acre parcel, 90.20 feet to a point, being the northeasterly corner of a parcel as conveyed to Schwarzel Enterprises, Inc. by a deed recorded in Official Record Book 3 at Page 7 of said county deed records;

Course No. 2: Thence, S 62° 43' 01" W, with the northerly line of said Schwarzel Enterprises, Inc. parcel, passing an iron pipe found (1/2") at 91.29 feet for reference, a total distance of 125.96 feet to a point in the centerline Richland Avenue, a variable width right of way;

Course No. 3: Thence, N 22° 18' 35" W, with the centerline of said Richland Avenue, 101.57 feet to a point, being the southwesterly corner of a parcel as conveyed to Ohio University Fund, Inc. by a deed recorded in Official Record Book 35 at Page 720 of said county deed records;

Course No. 4: Thence, N 67° 59' 30" E, with the southerly line of said Ohio University Fund, Inc. parcel, passing an iron pipe found (1") at 28.19 feet for reference,

a total distance of 132.14 feet to the **Point of Beginning**, containing **0.283 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 96) datum.

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

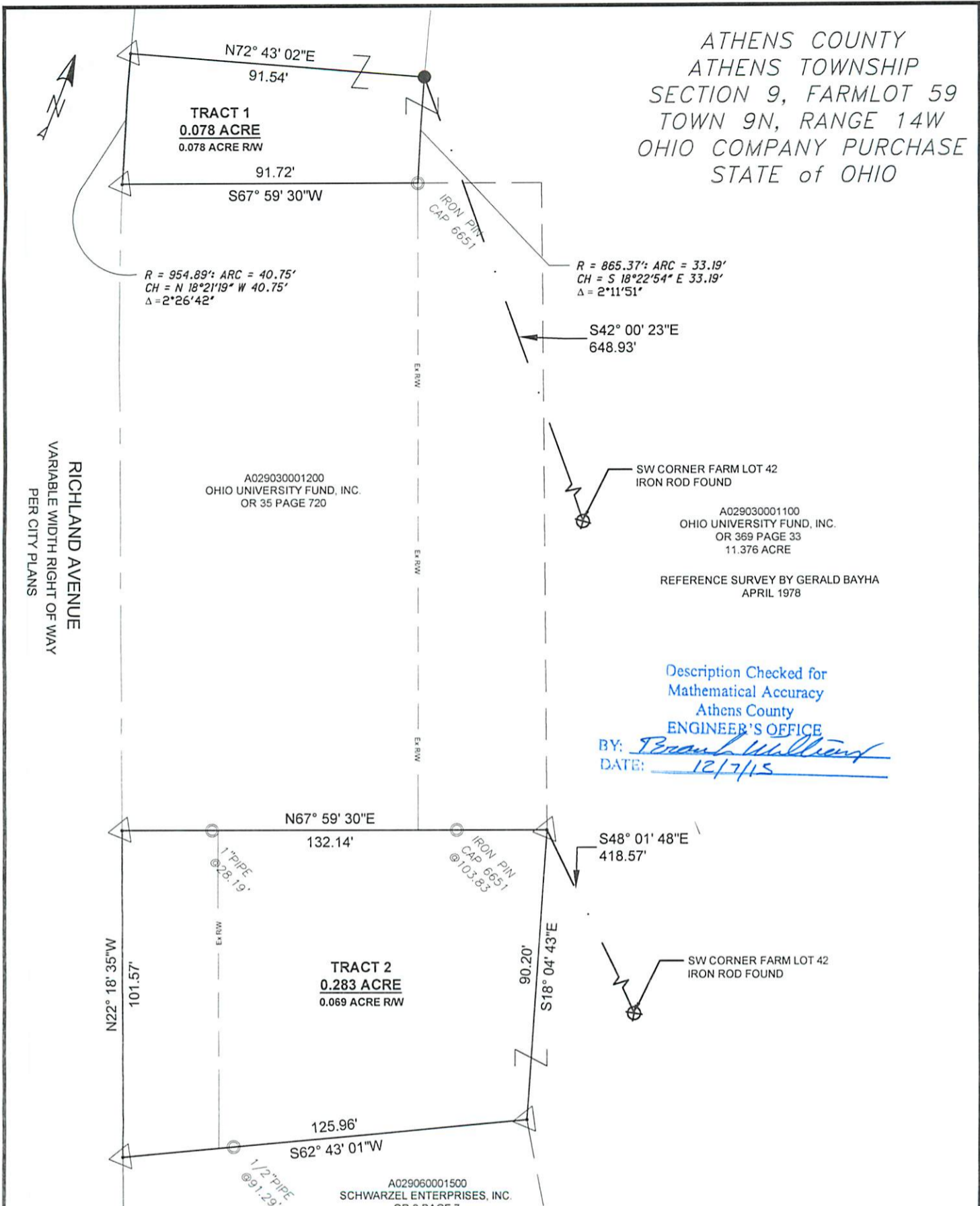
This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by The Buckley Group, LLC completed in October 2015.

December 2, 2015
Date


Ryan D. Buckley, Professional Surveyor No. 8676



ATHENS COUNTY
ATHENS TOWNSHIP
SECTION 9, FARMLOT 59
TOWN 9N, RANGE 14W
OHIO COMPANY PURCHASE
STATE of OHIO



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Williams*
DATE: 12/7/15

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:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83



DATE 10/15/15
DRWN. JDC || CHCK. RDB
JOB NO. 15753

PLAT OF SURVEY

SURVEYED FOR:
OHIO UNIVERSITY
OFFICE OF LEGAL AFFAIRS & REAL ESTATE
160 W UNION STREET, RM 150
ATHENS, OH 45701



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ENGINEERING SURVEYING PLANNING

R. D. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 12/2/15