



buckley group

engineering – surveying

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Perceh Williams
DATE: 3/31/16

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

SEP 27 2016

DESCRIPTION OF A 4.204 ACRE PARCEL

Jill Thompson
Athens County Auditor

Situated in Athens Township, Athens County, State of Ohio

Being a **4.204 acre** parcel of land located in part of Farm Lot 42 & 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 a southerly corner of said 4.204 acre tract being a point in the westerly line of said Farm Lot 42 and easterly line of said Farm Lot 59 and a point on the easterly line of Lot 1 of Coates Addition as recorded in Plat Envelope 446A of said county deed records, from which an iron rod found being the southwest corner of said Farm Lot 42 bears S 3° 40' 14" W, 230.91 feet for reference;

Course No. 1: Thence, with the westerly line of said Farm Lot 42, easterly line of said Farm Lot 59, and easterly line of said Coates Addition, N 3° 40' 14" E, 25.92 feet to an iron pin (set), being the northeasterly corner of said Coates Addition;

Course No. 2: Thence, S 66° 57' 11" W, with the northerly line of said Coates Addition, 256.52 feet to an iron pin found (Cap-Swoyer), being a 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. 3: Thence, N 46° 57' 57" W, 90.57 feet to an iron pin (set), being a point on the easterly line of a parcel as conveyed to Inn-Ohio of Athens, Inc. by a deed recorded in Official Record Book 516 at Page 739 of said county deed records;

— EXHIBIT A —

Course No. 4: Thence, N 26° 28' 24" E, with a new division line through said 11.376 acre parcel, passing iron pins (set) at 124.38 feet (Point 'A') and 191.38 feet for reference, a total distance of 502.85 feet to an iron pin (set), being a point on the southerly right of way line of State Route 682, a variable width right of way, as per plans for ATH-33-16.17 & ATH-682-0.00B for the Ohio Department of Transportation;

Course No. 5: Thence, N 87° 04' 00" E, with the southerly line of said State Route 682, 104.97 feet to an iron pipe (found 3/4"), being a northwesterly corner of a parcel as conveyed to The President and Trustees of Ohio University by a deed recorded in Official Record Book 238 at Page 399 of said county deed records;

With the westerly line of said The President and Trustees of Ohio University parcel the following 4 (four) courses:

Course No. 6: Thence, S 3° 40' 14" W, 151.50 feet to an iron pin (set);

Course No. 7: Thence, S 74° 08' 46" E, 349.48 feet to an iron pin (set);

Course No. 8: Thence, S 3° 38' 03" W, 217.40 feet to an iron pin (set);

Course No. 9: Thence, N 86° 29' 49" W, 341.75 feet to the **Point of Beginning**, containing **4.204 acres**, more or less, being 1.998 acres in Farm Lot 42 and 2.206 acres in Farm Lot 59 and being subject to all legal rights of way and easements of record.

Being subject to and having access to an easement as described as follows:

Beginning at the above referenced Point 'A', thence N 26° 28' 24" E, 67.00 feet to an iron pin (set), thence S 21° 47' 50" E, 174.82 feet to an iron pin (set), thence with a non-tangent curve, concave southeasterly, having a central angle of 90° 23' 24", a radius of 35.00 feet, a chord bearing and distance of S 29° 49' 56" W, 49.67 feet, an arc distance of 55.22 feet to an iron pin (set); thence S 15° 21' 46" E, 2.30 feet to an iron pin (set); thence S 66° 57' 11" W, 50.45 feet to an iron pin (set); thence N 15° 21' 46" W, 9.04 feet to an iron pin (set); thence with a curve to the right, concave southeasterly, having a central angle of 50° 55' 45", a radius of 85.00 feet, a chord bearing and distance of N 10° 06' 06" E, 73.09 feet, an arc distance of 75.55 feet to an iron pin (set); thence N 21° 47' 50" W, 93.40 feet to the Point of Beginning.

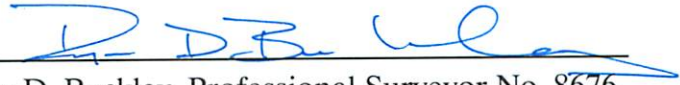
Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 96) datum.

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 March 2016.

March 28, 2016

Date



Ryan D. Buckley, Professional Surveyor No. 8676

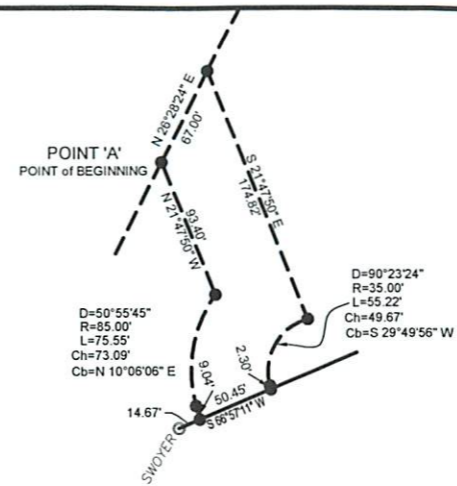




BASIS OF BEARINGS
OHIO STATE PLANE (SOUTH ZONE)
GRID, NAD 83 (CORS 96) DATUM

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ryan D. Buckley*
DATE: 3/31/16

PLAT OF SURVEY
ATHENS COUNTY
CITY OF ATHENS - ATHENS TOWNSHIP
FARM LOTS 42,59 SECTION 09
TOWNSHIP 09 NORTH, RANGE 14 WEST
OHIO COMPANY PURCHASE
STATE OF OHIO



**DETAIL 1"=120'
INGRESS/EGRESS EASEMENT**

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.

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 = 120 FEET
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION



R. D. Buckley
RYAN D. BUCKLEY
OHIO PROFESSIONAL SURVEYOR PS8676

OHIO UNIVERSITY FUND, INC.
OR BOOK 369, PG. 33
11.376 Acres
PARCEL A029030001100
6.811 Residual Acres

STATE ROUTE 682
VARIABLE WIDTH RIGHT OF WAY
PER OHIO DEPARTMENT OF TRANSPORTATION
ATH-33-16.17 & ATH-682-0.008

THE PRESIDENT AND TRUSTEES
OF OHIO UNIVERSITY
OR BOOK 238, PG. 399
20.982 Acres

REFERENCE SURVEY BY BAHAY

INN-OHIO OF ATHENS
OR BOOK 516, PG. 739

RICHLAND AVENUE
VARIABLE WIDTH RIGHT OF WAY
PER CITY PLANS

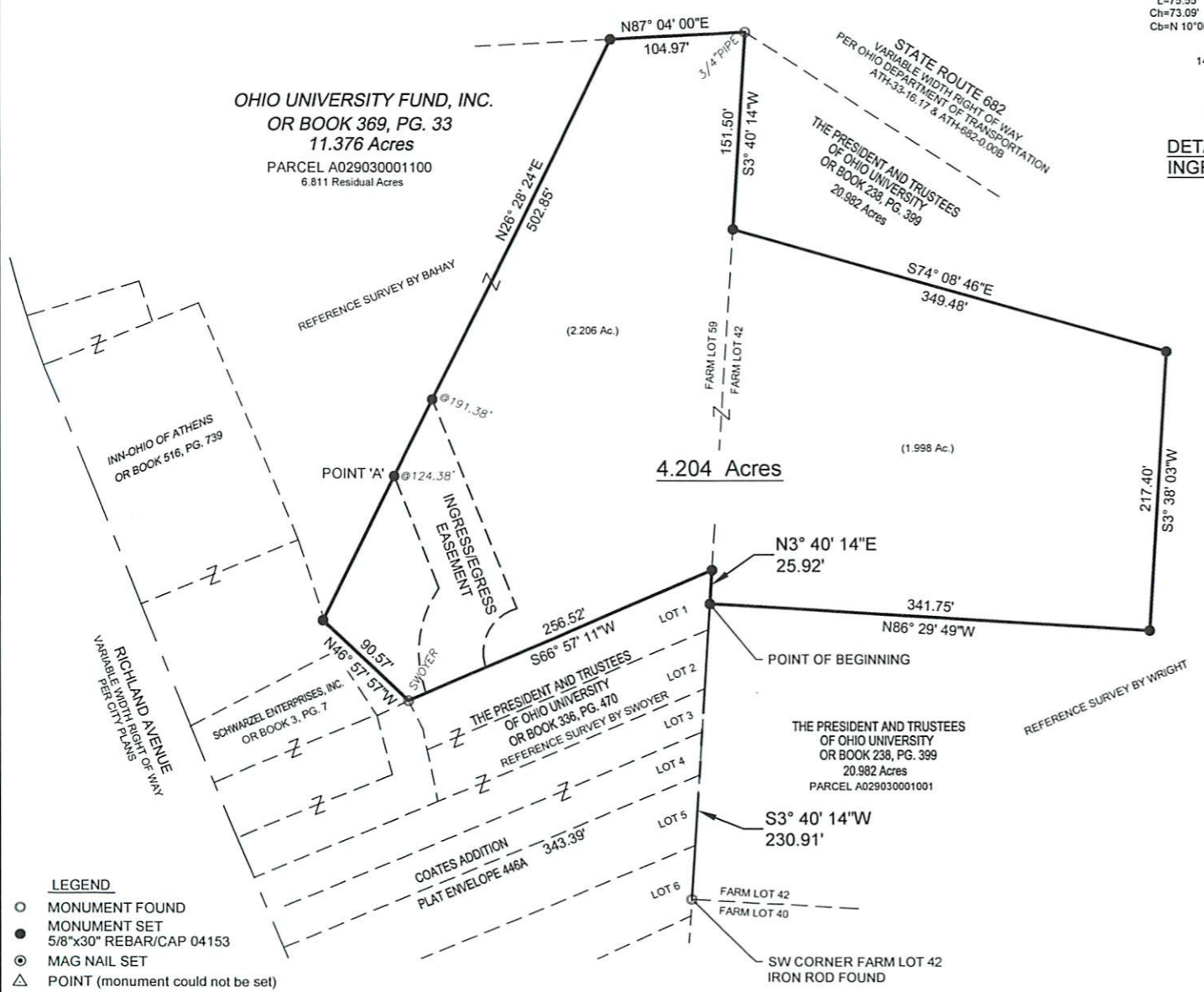
SCHWARZEL ENTERPRISES, INC.
OR BOOK 3, PG. 7

THE PRESIDENT AND TRUSTEES
OF OHIO UNIVERSITY
OR BOOK 336, PG. 470
REFERENCE SURVEY BY SWOYER

THE PRESIDENT AND TRUSTEES
OF OHIO UNIVERSITY
OR BOOK 238, PG. 399
20.982 Acres
PARCEL A029030001001

COATES ADDITION
PLAT ENVELOPE 446A

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
5/8"x30" REBAR/CAP 04153
 - ⊙ MAG NAIL SET
 - △ POINT (monument could not be set)



CLIENT:	Ohio University Office of Real Estate Management Athens, Ohio 45701		
JOB# 15_585	DRWN: TS	CHKD: RB	CREW: TS, RB, JC
DATE: 02/28/2016	SCALE: 1"= 100'	SHEET 1 of 1	

buckleygroup
engineering - surveying

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ATHENS, OH 45701
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LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000027

Issue Date: 08/24/2016

Permit Type: Minor **Issue Date:** 08/24/2016

Description: 4.204 AC split from O.U. Foundation parcel to adjoin O.U. Courtyard acreage Housing for OUs, INC is acquiring by Gov's Deed.

Approval Conditions/Notes: Your request for a Minor Subdivision Lotsplit/Land Transfer is approved in accordance with the application submitted and ACC Title 21.

Location:

Lot: 42 & 59 Section: 9 Town: 9 Range: 14 Township: Athens

Applicant:

Frank A Lavelle, Esq. Lavelle Law Offices, L.P.A.
Phone: 740-593-3347

8 North Court Street, 2nd Floor
Athens, Oh 45701

Property Owner:

The Ohio University Foundation, Inc.
Phone: 740-593-3347

P.O. Box 869
Athens, OH 45701

Surveyor Name: Buckley Group Surveying

Registration #:

Date property owner originally purchased the property:	10/30/1981
Acreage of original purchase:	11.3757 AC
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	4.204 AC
Public road frontage of proposed parcel(s):	Residual:
Date of survey of plat of proposed parcel(s):	02/28/2016
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	03/28/2016


Minimum Requirements:


Public Road Frontage: <input checked="" type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio: <input checked="" type="checkbox"/>	Health Department Approval: <input type="checkbox"/>
Number of Splits Permitted: <input checked="" type="checkbox"/>	Registered Surveyor: <input checked="" type="checkbox"/>

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused


Paula Horan-Moseley
Service-Safety Director


Date