

SURVEY DESCRIPTION OF A 0.322 ACRE TRACT

Situated in the City of Athens, Athens Township, Athens County, Ohio; being part of Farm Lot 65 of Section 16 and 17, Township 9, Range 14 and being more particularly described as follows:

Being part of a 350.543 acre tract as described in Volume OR481, Page 233 to H2 Development LLC. (Parcel No. A02-74000093-00);

Beginning at a 5/8" iron pin set at the South corner of Lot 84 University Estates Subdivision, Phase II;

Thence with the east line of Lot 84, North 28 degrees 25 minutes 21 seconds East a distance of 212.95 feet to a 5/8" iron pin set on the south right of way line of Broadmoor Court;

Thence with the south line of Broadmoor Court along a curve to the right with the delta angle of 19 degrees 22 minutes 08 seconds, a radius of 100.00 feet, a length of 33.81 feet, and a chord of which bears South 28 degrees 41 minutes 57 seconds East a distance of 33.64 feet to a 5/8" iron pin set;

Thence with the south line of Broadmoor Court along a curve to the left with the delta angle of 19 degrees 28 minutes 24 seconds, a radius of 76.50 feet, a length of 26.00 feet, and a chord of which bears South 28 degrees 45 minutes 08 seconds East a distance of 25.88 feet to a 5/8" iron pin set on the northwest right of way of University Estates Boulevard (60'R/W);

Thence with the northwest right of way of University Estates Boulevard (60'R/W), South 28 degrees 25 minutes 21 seconds West a distance of 222.78 feet to a 5/8" iron pin found at the Northeast corner of Lot 56A University Estates Subdivision, Phase I;

Thence with the northeast line of Lot 56A, North 54 degrees 27 minutes 50 seconds West a distance of 111.63 feet to a 5/8" iron pin found at the north corner of Lot 56A;

Thence with the southeast line of Lot 85 University Estates Subdivision, Phase II, North 58 degrees 59 minutes 14 seconds East a distance of 59.39 feet to a 5/8" iron pin found at the east corner of Lot 85;

Thence with the west line of Lot 84, South 24 degrees 48 minutes 33 seconds East a distance of 38.16 feet to the point of beginning and containing 0.322 acres, more or less, subject to any public or private easements of record.

The above 0.322 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the east line of Lot 84 University Estates Subdivision, Phase II as North 28 degrees 25 minutes 21 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on July 29, 2020.



S. Vince Evans, P. S. 8127

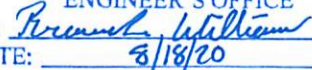
Note:

This tract is to be contiguous with said Lot 84.

Survey by: S. Vince Evans Surveying
S. Vince Evans, P. S. 8127
64103 Woodgeard Road
Creola, Ohio 45622
Phone (740) 380-3884
FAX (740) 596-5831



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/18/20

PLAT OF A 0.322 ACRE TRACT

Situated in the City of Athens, Athens Township, Athens County, Ohio; being part of Farm Lot 65 of Section 16 and 17, Township 9, Range 14.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Russell Williams*
DATE: 8/8/20



SCALE:

1" = 50'



Citizens
Independent
Bancorp, Inc.
OR457-960

UNIVERSITY ESTATES
PHASE II

LOT 85

UNIVERSITY ESTATES
PHASE I

LOT 56A

UNIVERSITY ESTATES
PHASE II

Timothy J. Peterson
Alexia Finotello
OR496-1626

LOT 84

Delta=19°22'08"
R=100.00'
L=33.81'
CH=S28°41'57"E
33.64'
Delta=19°28'24"
R=76.50'
L=26.00'
CH=S28°45'08"E
25.88'

N28°25'21"E
212.95'
Parcel No.
A02-7400093-00
H2 Development LLC
OR481-233
0.322 Acres
S28°25'21"W
222.78'

S24°48'33"E
38.16'

N58°59'14"E
59.39'

N54°27'50"W
111.63'

P.O.B.
South corner
of Lot 84 of
University Estates
Phase II

BROADMOOR COURT

UNIVERSITY ESTATES BOULEVARD (60' R/W)

NOTE:
This tract is to be
contiguous with said
Lot 84.

LEGEND:

- 5/8" iron pin found
- 5/8"x30" iron pin with
1-1/4" plastic ID cap
stamped SVE-8127 set

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

REFERENCE BEARING:

The east line of Lot 84 University Estates Subdivision, Phase II as North 28 degrees 25 minutes 21 seconds East.
Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 29th day of July, 2020 and that the plat is a correct representation of the premises as described by said survey.

S. Vince Evans

Registered Surveyor No. 8127

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