



499 Richland Avenue Athens, Ohio 45701
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DESCRIPTION OF A 0.284 ACRE PARCEL

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

Being a **0.284 acre** parcel of land located in Lease Lot 94, Section 21, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being all of a parcel as vacated by The City of Athens by Vacation Ordinance 0-41-88 and as conveyed to David S. & Gwenette Brooks by a deed recorded in Official Record Book 419 at Page 631 of said county deed records and being more fully described as follows:

Beginning at a mag nail (set) at the southeasterly corner of said 0.284 acre tract, being the northeasterly corner of a new 0.169 acre tract, and the southwesterly corner of lot 3791 of Kerr-Mercial Park Subdivision as recorded in Plat book 10 at Page 50 of said county plat book records;

Course No. 1: Thence, N 87° 20' 59" W, with the northerly line of said 0.169 acre parcel, 60.70 feet to an iron pipe found, being the southeasterly corner of lot 3790 of said Kerr-Mercial Park Subdivision, and the northeasterly corner of a new 0.284 acre tract;

Course No. 2: Thence, with the easterly line of lot 3790 & 3789 of said Kerr-Mercial Park Subdivision, along a curve to the right, concave easterly, having a central angle of 12° 38' 00", a radius of 984.93 feet, a chord bearing and distance of N 17° 16' 09" E, 216.73 feet, an arc distance of 217.17 feet to an iron pin found (5/8" rebar), being the northeasterly corner of lot 3789 of said Kerr-Mercial Park Subdivision, the southwesterly corner of lot 3788 of said Kerr-Mercial Park Subdivision, and a point on the westerly right of way of Kenny Drive, a 60 foot width right of way;

Course No. 3: Thence, S 66° 24' 49" E, with the southerly right of way line Kenny Drive, 60.00 feet to a mag nail (set), being a point on the westerly line of lot 3791 of said Kerr-Mercial Park Subdivision;

Course No. 4: Thence, along a curve to the left, concave easterly, having a central angle of 12° 05' 24", a radius of 924.93 feet, a chord bearing and distance of S 17° 32' 04" W, 194.81 feet, an arc distance of 195.17 feet to the **Point of Beginning**, containing **0.284 acres**, more or less, being subject to all legal rights of way and easements of record.

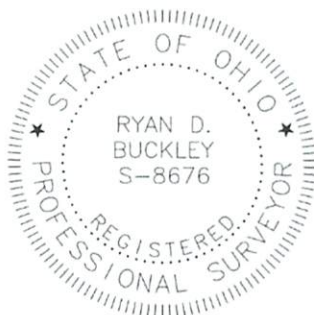
Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

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 Buckley Group, LLC completed in May 2017.

April 10, 2018
Date


Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bramble Hill
DATE: 4/25/18

ATHENS COUNTY
 ATHENS TOWNSHIP
 SECTION 21
 CITY OF ATHENS
 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: 4/23/18

CONSTANCE T. THAYER-WOLF
 OR 522 PAGE 452
 7.322 ACRES

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




LEGEND	
●	MAG NAIL SET
○	MONUMENT FOUND
●	MONUMENT SET 5/8" x 30" REBAR/CAP 04153
△	POINT

CONSTANCE T. THAYER-WOLF
 OR 406 PAGE 2270
 4.307 ACRES



1 INCH = 200 FEET
 NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION

R. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 4/10/18

PLAT OF SURVEY	
SURVEYED FOR: CITY OF ATHENS 8 EAST WASHINGTON STREET ATHENS, OHIO 45701	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 4/10/18	DRWN: JDC CHCK: RDB
JOB NO. 171019	
 buckleygroup engineering + surveying	
499 RICHLAND AVENUE ATHENS, OH 45701 (740) 589-5001 www.buckleygrouppllc.com ENGINEERING SURVEYING PLANNING	

