



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Miller
DATE: 7/16/19

6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
www.buckley.group

DESCRIPTION OF A 0.009 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.009 acre** parcel of land located in Section 25, Lease Lot 118, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a parcel as conveyed to Michael John & Ellen Jane Sostarich by a deed recorded in Deed Book 49 at Page 35 of said county deed records, and being more fully described as follows:

Beginning at an iron pin set at the northeasterly corner of said 0.009 acre tract, from which an iron pipe found being the southwesterly corner of Lot 42 as platted in Plat Book 9 at Page 36 of said county plat records, bears S 26° 40' 27" E, 43.23 feet for reference;

With a new division line through said Sostarich parcel, the following 4 courses:

- Course No. 1:** Thence, N 0° 02' 24" W, 20.04 feet, to an iron pin set;
- Course No. 2:** Thence, S 89° 56' 44" E, 19.99 feet, to an iron pin set;
- Course No. 3:** Thence, S 0° 00' 21" W, 19.99 feet, to an iron pin set;
- Course No. 4:** Thence, S 89° 54' 40" W, 19.98 feet to the **Point of Beginning**, containing **0.009 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.

Plat of survey is attached hereto and made a part thereof.

Parcel is contained within Lot 42 as conveyed to Michael John & Ellen Jane Sostarich by a deed recorded in Deed Book 49 at Page 35 and has existing access easement as recorded in Official Record book 556 at Page 949.

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 July 2019.

July 9, 2019
Date

Ryan D. Buckley, Professional Surveyor No. 8676



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

NOV 13 2019

Jill Thompson
Athens County Auditor

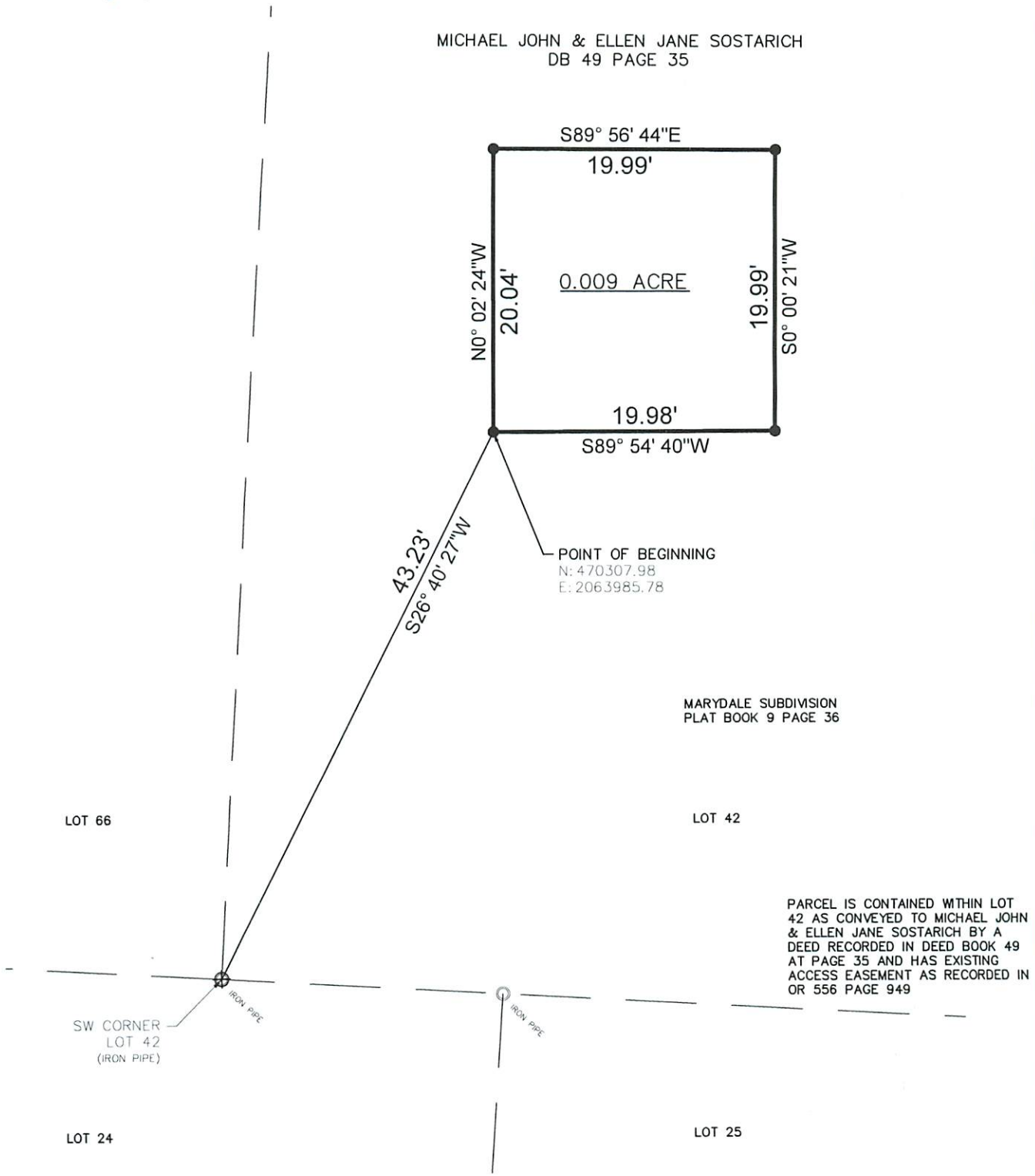
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 PREVIOUS SURVEY PLATS

ATHENS COUNTY
 ATHENS TOWNSHIP
 SECTION 25
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO

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BY: *Ryan D. Buckley*
 DATE: 7/16/19

MICHAEL JOHN & ELLEN JANE SOSTARICH
 DB 49 PAGE 35



MARYDALE SUBDIVISION
 PLAT BOOK 9 PAGE 36

PARCEL IS CONTAINED WITHIN LOT 42 AS CONVEYED TO MICHAEL JOHN & ELLEN JANE SOSTARICH BY A DEED RECORDED IN DEED BOOK 49 AT PAGE 35 AND HAS EXISTING ACCESS EASEMENT AS RECORDED IN OR 556 PAGE 949

LOT 66

LOT 42

SW CORNER LOT 42 (IRON PIPE)

LOT 24

LOT 25

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET 5/8" x 30" REBAR/CAP 04153
- △ - POINT



1 INCH = 10 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

PLAT OF SURVEY

SURVEYED FOR:
 HDR
 2800 CORPORATE EXCHANGE DR., SUITE 100
 COLUMBUS, OHIO 43231

DATE	7/9/19
DRWN	JDC
CHK	RDB
JOB NO.	18074



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Ryan D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 7/9/19