

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

DESCRIPTION OF A 33.313 ACRE PARCEL

Situated in Waterloo Township, Athens County, State of Ohio

Being a 33.313 acre parcel of land located in part of Fraction 12, Section 9 and part of Fraction 12, Section 10, Township 11, Range 16 West, Ohio Company Purchase, Waterloo Township, Athens County, State of Ohio and being the residual part of a 50.000 acre parcel as conveyed to Andrew P. Vogt and Pamela A. Vogt by a deed recorded in Official Records Book 401 at Page 805 of said county Deed Records and being more fully bounded and described as follows:

Beginning at stone (found), being the northwesterly corner of said Fraction 12, Section 10, from which a stone (found), being the northeasterly corner of Fraction 6, Section 15, bears S 03° 39' 10 " W, being the basis of bearings for this description, 1517.65 feet for reference;

- Course No. 1: Thence, S 85° 55' 47" E, with the northerly line of said 50.000 acre parcel and the southerly line of a 33.000 acre parcel as conveyed to Athens Insurance Company by a deed recorded in Official Records Book 429 at Page 2320 of said county Deed Records, 965.86 feet to an iron pin (found), being the northeasterly corner of said 50.000 acre parcel and the northwesterly corner of a 207.330 acre parcel as conveyed to Athens Insurance Company by a deed recorded in Official Records Book 371 at Page 2333 of said county Deed Records;
- Course No. 2: Thence, S 03° 54' 56" W, with the easterly line of said 50.000 acre parcel and the westerly line of a 207.330 acre parcel, crossing the Southerly line of Section 10 and the northerly line of Section 9 at 1006.22 feet for reference, 1498.01 feet to an iron pin (set);
- Course No. 3: Thence, N 87° 06′ 03″ W, with a line through said 50.000 acre parcel, 959.05 feet to an iron pin (set), on the westerly line of said Fraction 12, Section

Course No. 4: Thence, N 03° 39' 10" E, with said westerly line, passing a stone (found), as previously referenced, at 489.37 feet, crossing the northerly line of Section 9 and the southerly line of Section 10, 1517.65 feet to the Point of Beginning, containing 33.313 acres, being 22.501 acres in Fraction 12, Section 10 and 10.812 acres in Fraction 12, Section 9, more or less, and being subject to all legal rights of way and easements of record.

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

Description prepared by Clinton D. Kuenzli from a field survey in January, 2016, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

1/20/14

Date

Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for Mathematical Accuracy Athens County

DATE:

1/26/16



ie. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY BASIS S OF NOTED) BEARINGS

ק ATHENS COUNTY, OHIO WATERLOO TOWNSHIP 9F SURVE

TOWNSHIP FRACTION 12 SECTION 09 - 10 VNSHIP 11 NORTH, RANGE 16 STATE of OHIO 10 WEST

fo 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.

(A) KEVIN M. SCURLOCK MARILYN R. SCURLOCK OR 257 PAGE 1737 2.220 ACRES

0

OR 368 PAGE 751
1.090 ACRES
REFERENCE SURVEYS 1990

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

Description Checked

DAVID L. COGAR OR 367 PAGE 765 3.384ACRES ANDY P. & PAMELA OR 299 PAGE A. VOGT ® CHERYL DICKENS, 6 OR 368 PAGE 751 1.742 ACRES FRACTIONAL SECTION 12 - SECTION 10 TRACT TWO

S 85°55'47" E

S 85°55'47" E 2259.37 et.al. 0 OR 67 PAGE 235
1.070 ACRES
REFERENCE SURVEY
BRANNER SURVEY 1988 ANDREW P. VOGT
Pamela A. VOGT
OR 401 PAGE 805
50.000 ACRES
REFERNCE SURVEY
BROWNER SURVEYNO 1999 ATHENS INSURANCE SERVICES OR 429 PAGE 2320 33.000 ACRES (22.501 Acres) Residual 33.313 Acres TRACT TWO REFERENCE SURVEY BY JOHN M. BRANNER 965.86 BY: __ Mathematical Accuracy Athens County ENGINEER'S CETS 1498.01 (1006.22') 2239.78 Z ATHENS INSURANCE COMPANY OR 371 PAGE 233 207.330 ACRES 1/26/16 FRACTIONAL SECTION 4 - SECTION 10 FRACTIONAL SECTION 12 - SECTION 10 DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
U.S. GEOLOGICAL QUADRANGLE MAP
PREVIOUS SURVEY PLATS 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 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 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

SECTION 16 FRACTIONAL SECTION 6 SECTION 15

FRACTIONAL SECTION 12 - SECTION 10 FRACTIONAL SECTION 12 - SECTION 9

4

POPALIO LANGERIA

N 03°39'10" E

(489.37')

(10.812 Acres)

(491.80')

S 03°54'56" W

POINT of BEGINNINGT TRACT ONE

959.05' E

RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.

D

 $^{(m)}$

741.72

TRACT ONE
To Be Conveyed

16.300 Acres

741.77

OTHER THAN THE CLIENT.

BASIS of BEARINGS

(ဂ)

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PENNY D. DICKENS

TAMARA R. DICKERSON

TAMARA R. DICKERSON

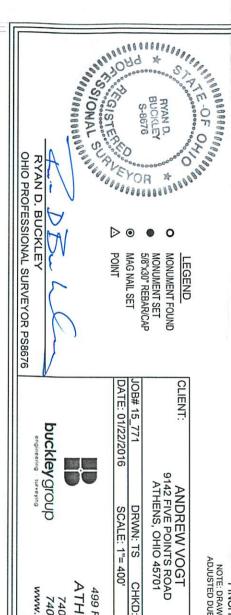
OR 377 PAGE 945 5.030 ACRES

HENRY J. HORN III OR 371 PAGE 1144 10.140 ACRES

OR 45 PAGE 829

OR 383 PAGE 677

5.000 ACRES



MONUMENT SET 5/8"x30" REBAR/CAP MAG NAIL SET MONUMENT FOUND

0

LEGEND

CLIENT:

ANDREW VOGT 142 FIVE POINTS ROAD ATHENS, OHIO 45701

1 INCH = 400 FEET

NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

JOB# 15_771 DATE: 01/22/2016

ATHENS, OH 45701 499 Richland Avenue

CREW: JC SHEET 1 of 1