

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

DEC 20 2016

Jill Thompson
Athens County Auditor



buckleygroup
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: *Renee J. Sullivan*
DATE: 10/18/16

DESCRIPTION OF A 0.851 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.851 acre** parcel of land located in part of Lease Lot 49, Section 11, Athens Township, City of Athens, Township 09 North, Range 14 West, Ohio Company Purchase, Athens County, State of Ohio and being part of a 9.810 acre parcel as conveyed to Orion Ventures, LLC by a deed recorded in Official Records Book 506 at Page 28 of said county deed records and being more fully bounded and described as follows:

Beginning at an iron pin (set) at the northeasterly corner of a 0.851 acre tract, from which the southwesterly corner of Lease Lot 209 bears N 05° 33' 07" W, 160.37 to an iron pin (set), Thence S 65° 23' 00" E, being the basis of bearings for this description, 723.61 feet for reference;

Course No. 1: Thence, S 19° 19' 06" E, with the easterly line of said 0.851 acre parcel 178.20 feet to an iron pin (set), being a point on the northerly line of a 1.003 acre parcel as conveyed to Deborah Cochran by a deed recorded in Official Records Book 448 at Page 2368 of said county deed records;

Course No. 2: Thence, N 86° 40' 10" W, with the southerly line of said 0.851 acre parcel, passing iron pins (found) at 74.84 feet and 103.55 feet, a total distance of 200.82 feet to a point on Old Peach Ridge Road, a variable width right of way and being a point on the easterly line of a 2.68 acre parcel as conveyed to Ryan & Krista Shorey by a deed recorded in Official Record Book 499 at Page 1585 by said county deed records;

Course No. 3: Thence, N 25° 39' 10" W, with the westerly line of said 0.851 acre parcel 210.00 feet to an iron pin (set) being a point on the easterly line of a 2.40 acre parcel as conveyed to Jason Stoner by deed recorded in Official Record Book 437 at Page 752 of said county deed records;

Course No. 4: Thence, S 81° 58' 02" E, with the northerly line of said 0.851 acre parcel, 234.75 feet to the **Point of Beginning**, containing **0.851 acres**, more or less, and being subject to all legal rights of way and easements of record.

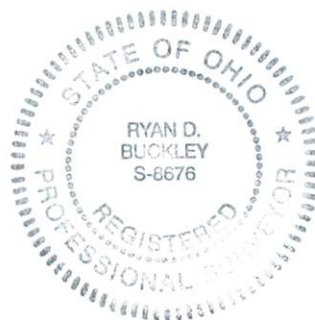
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

Description prepared from a field survey in July, 2015, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

October 12, 2016
Date



Ryan D. Buckley, Professional Surveyor No. 8676



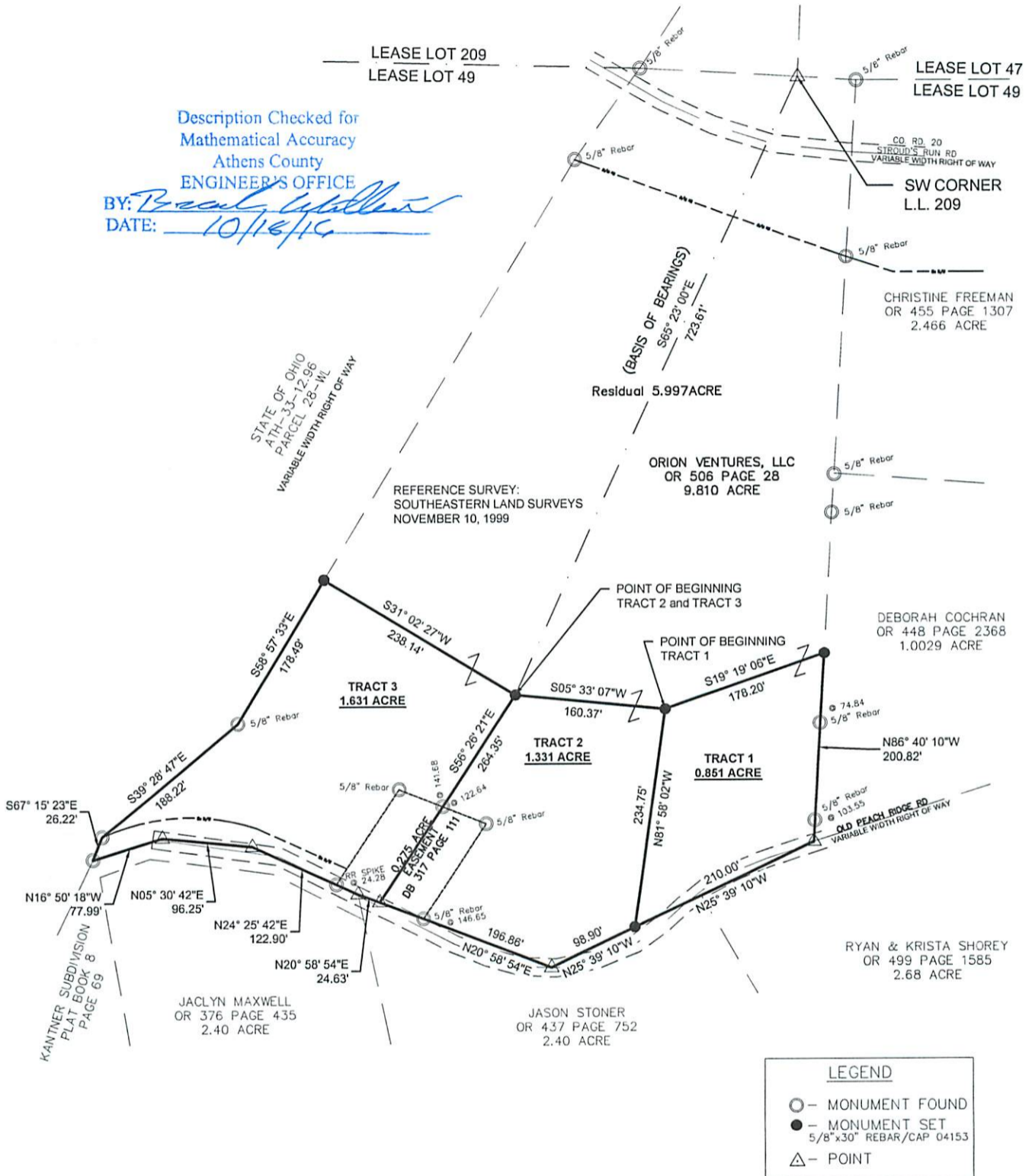


BASIS OF BEARINGS
(AS NOTED)

ie. BEARINGS SHOWN HEREON
ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE
ANGLES ONLY

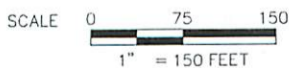
ATHENS COUNTY
ATHENS TOWNSHIP
CITY OF ATHENS
SECTION 11, LEASE LOT 49
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ryan D. Buckley*
DATE: *10/16/16*



PERTINENT DOCUMENTS AND
SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAPS
SPECIFIED COUNTY TAX PARCEL MAPS
OH STATEWIDE IMAGERY PROGRAM AERIALS
PREVIOUS SURVEY PLATS (AS NOTED)

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.



PLAT OF SURVEY

SURVEYED FOR:
ORION VENTURES, LLC
2250 BAKER ROAD
ALBANY, OH 45710

DATE 10/12/16
DRWN. JDC || CHCK. RDB
JOB NO. 16852



499 RICHLAND AVENUE
ATHENS, OH 45701
(740)589-5001
www.buckleygroupllc.com
ENGINEERING SURVEYING PLANNING

Ryan D. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 10/12/16

