



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert Williams*
DATE: 8/1/17

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

DESCRIPTION OF AN 8.552 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being an **8.552 acre** parcel of land located in part of Section 22, Farm Lots 100, 101, 193, & 194, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being part of Lot 13 of University Estates Phase I Subdivision as recorded in Plat Envelopes 532A, 532B, 533A, 533B & 534A of said county plat records and conveyed to Atlas Ventures, LLC by a deed recorded in Official Record Book 514 at Page 695 of said county deed records and part of a parcel platted as Lot 13 of University Estates Phase I as recorded in Plat Book 558A & 558B of said county plat records and being more fully described as follows:

Beginning at a rail (found) at the southwesterly corner of said 8.552 acre parcel, being the southeasterly corner of a parcel as conveyed to Neal & Sandra Nesbitt by a deed recorded in Official Record Book 170 at Page 174 of said county deed records and the southwest corner of said Farm Lot 193;

Course No. 1: Thence, N 3° 16' 42" E, with the westerly line of said Farm Lot 193 and easterly line of said Nesbitt parcel, 687.92 feet to a stone (found);

Course No. 2: Thence, N 3° 33' 49" E, with the westerly line of said Farm Lot 193 and easterly line of said Nesbitt parcel, 365.60 feet to a fence post (found),

Course No. 3: Thence, S 87° 00' 05" E, with the southerly line of said Nesbitt parcel, 773.09 feet to a stone (found);

Course No. 4: Thence, N 9° 49' 30" E, with the easterly line of said Nesbitt parcel, 512.40 feet to a stone (found);

Course No. 5: Thence, N 4° 33' 07" E, with the easterly line of said Nesbitt parcel, 521.73 feet to a stone (found), being the southeasterly corner of Lot 33 of said University Estates Phase I;

With the platted Lots of said University Estates Phase I the following 25 courses:

Course No. 6: Thence, N 36° 43' 30" E, 362.00 feet to an iron pin (set);

Course No. 7: Thence, N 67° 38' 16" E, 137.94 feet to an iron pin (set);

Course No. 8: Thence, S 48° 25' 06" E, 55.66 feet to an iron pin (set);

Course No. 9: Thence, S 67° 38' 16" W, 148.55 feet to an iron pipe (found);

Course No. 10: Thence, S 36° 43' 30" W, 333.76 feet to an iron pipe (found);

Course No. 11: Thence, S 4° 33' 07" W, 343.09 feet to an iron pin (set);

Course No. 12: Thence, S 50° 26' 10" E, 233.37 feet to an iron pipe (found);

Course No. 13: Thence, N 60° 35' 06" E, 107.48 feet to an iron pipe (found);

Course No. 14: Thence, S 65° 29' 34" E, 279.89 feet to an iron pipe (found);

Course No. 15: Thence, S 82° 04' 47" E, 90.90 feet to an iron pipe (found);

Course No. 16: Thence, N 55° 20' 11" E, 63.45 feet to an iron pipe (found);

Course No. 17: Thence, N 5° 38' 10" W, 165.43 feet to an iron pipe (found), being a point on the southerly line of Woodshire Court, a 60 foot width platted street;

Course No. 18: Thence, N 84° 21' 50" E, with the southerly line of said Woodshire Court, 50.00 feet to an iron pipe (found);

Course No. 19: Thence, S 5° 38' 10" E, 194.87 feet to an iron pipe (found);

Course No. 20: Thence, S 55° 20' 11" W, 183.99 feet to an iron pipe (found);

Course No. 21: Thence, S 51° 07' 32" W, 335.00 feet to an iron pin (found);

Course No. 22: Thence, S 38° 52' 28" E, 200.00 feet to an iron pin (found), being a point on the northerly line of University Estates Boulevard, a variable width platted street;

Course No. 23: Thence, S 51° 07' 32" W, with the northerly line of said University Estates Boulevard, 28.02 feet to an iron pin (set), being a point on the northerly line of Altamont Drive, a 60 foot width platted street;

Course No. 24: Thence, N 87° 05' 50" W, with the northerly line of said Altamont Drive, 29.47 feet to an iron pin (found);

Course No. 25: Thence, N 38° 52' 28" W, 252.51 feet to an iron pin (found);

Course No. 26: Thence, S 86° 59' 49" W, 327.08 feet to an iron pin (found);

Course No. 27: Thence, S 9° 49' 30" W, 173.29 feet to an iron pin (found);

Course No. 28: Thence, N 87° 00' 05" W, 770.44 feet to an iron pin (set);

Course No. 29: Thence, S 3° 22' 39" W, passing an iron pin (found) at 225.00 feet for reference, a total distance of 1054.03 feet to an iron pin (found);

Course No. 30: Thence, N 85° 48' 58" W, 519.87 feet to an iron pin (set);

Course No. 31: Thence, N 4° 11' 02" E, with a new division line through said Lot 13 of University Estates Phase I, 25.02 feet to an iron pin (set), being a point on the southerly line of said Nesbitt parcel, southerly line of said Farm Lot 193 and northerly line of said Farm Lot 101;

Course No. 32: Thence, S 85° 48' 58" E, with the southerly line of said Nesbitt parcel, southerly line of said Farm Lot 193 and northerly line of said Farm Lot 101, 494.51 feet to the **Point of Beginning**, containing **8.552 acres**, more or less, of which 0.554 acres is in Farm Lot 194, 7.700 acres is in Farm Lot 193, 0.014 acres is in Farm Lot 100, and 0.284 acres is in Farm Lot 101, 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.

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 made by The Buckley Group, LLC completed in July 2017.

July 24, 2017

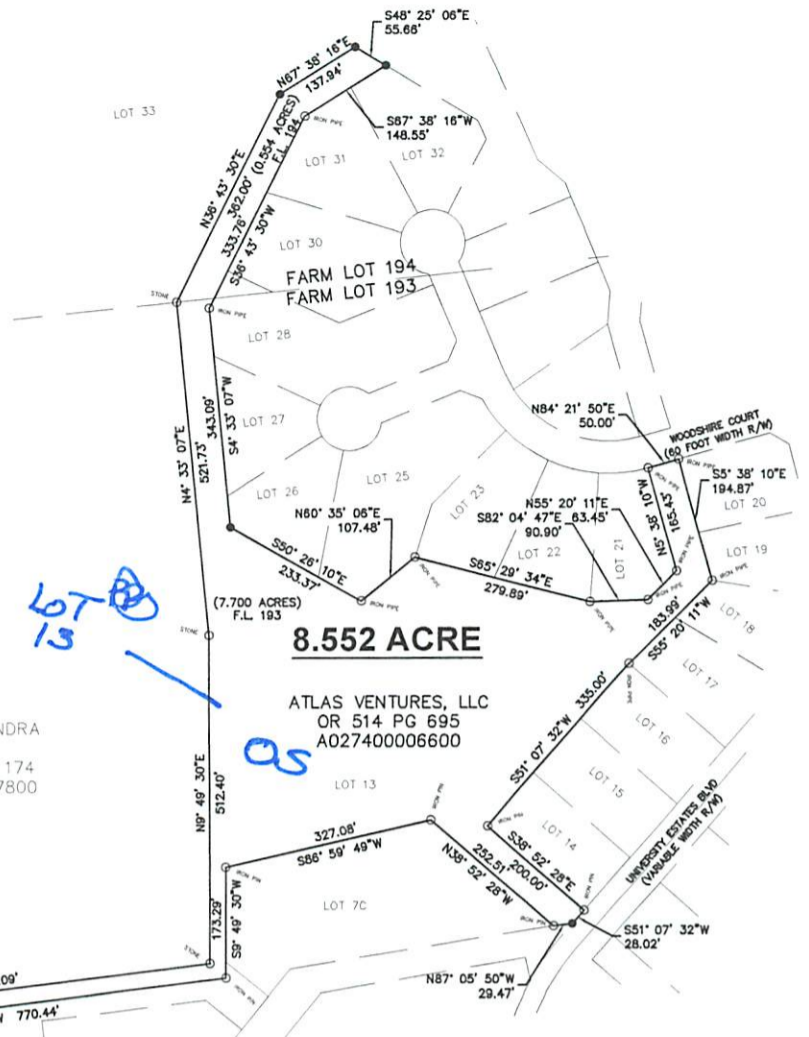
Date



Ryan D. Buckley, Professional Surveyor No. 8676



ATHENS COUNTY
 ATHENS TOWNSHIP
 CITY OF ATHENS
 SECTION 22
 FARM LOT 100, 101, 193, 194
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO



LOT 13

8.552 ACRE

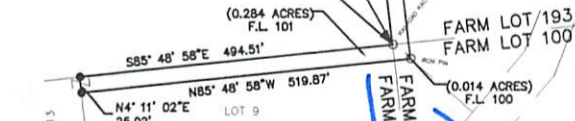
ATLAS VENTURES, LLC
 OR 514 PG 695
 A027400006600

NEAL & SANDRA
 NESBITT
 OR 170 PG 174
 A040020037800

NEAL & SANDRA
 NESBITT
 OR 170 PG 174
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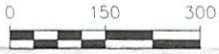
REFERENCE SURVEY:
 JOBES HENDERSON & ASSOC.
 JANUARY 2007
 UNIVERSITY ESTATES PHASE I
 PLAT BOOK 558A & 558B

SW CORNER
 FARM LOT 193
 POINT OF BEGINNING



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

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



1 INCH = 300 FEET
 NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION

3.941 ac

*Continued
 LOT 99 + contiguous*

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Permy*
 DATE: *8/4/12*

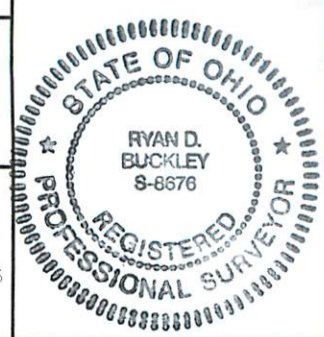
ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS
 THE MINIMUM STANDARDS FOR BOUNDARY
 SURVEYS IN THE STATE OF OHIO AS
 ADOPTED 5-1-80 OF THE ADMINISTRATIVE
 CODE CHAPTER 4733-37. LOCAL
 GOVERNING REQUIREMENTS IF MORE
 STRINGENT, SHALL BE ADHERED TO.

BASIS OF BEARINGS:
 STATE PLANE COORDINATE SYSTEM
 OHIO SOUTH ZONE, NAD 83

PLAT OF SURVEY

SURVEYED FOR:
 ATLAS VENTURES, LLC
 7034 WOODMERE DRIVE
 ATHENS, OH 45701

DATE	04/21/17
DRWN.	RDB
CHKD.	RDB
JOB NO.	17938



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: *8/3/17*

100-100-100-100
100-100-100-100
100-100-100-100
100-100-100-100



100-100-100-100
100-100-100-100
100-100-100-100
100-100-100-100

FARM LOT 100
FARM LOT 101
FARM LOT 102

FARM LOT 100
FARM LOT 101
FARM LOT 102

3.841 ac
Lot 13
Lot 20



Handwritten signature and date in blue ink, possibly 'John H. ...' and '4/1/12'.

