

Email: Eric@EesleyLandSurveying.com
October 27, 2025

Phone: 740-501-0190
Job No. 25-0426

Surveyor's Description ~ All of PIN A027400011200 & A027400011100 ~ 0.725 Acres

Situated in the State of Ohio, Athens County, Athens Township, City of Athens, Lot 96 & 97 of the University Estates Phase 2 recorded in Plat Envelopes 563-A, 563-B, 564-A, 564-B, 565-A, Section 16, Township 9 North, Range 14 West, Ohio Company Purchase. The parcel herein described is known as being All of the same lands conveyed to 1st Choice Homes LTD as described in **Official Record 526 Page 426**, (All records herein are from the Recorder's Office, Athens County, Ohio) and is more particularly described as follows:

Beginning at a 5/8" Iron Pin Found at the Southwest corner of Lot 97 of said University Estates Phase 2, said pin being in the northerly line of H2 Development LLC parcel (OR 481 Pg. 233) and the **True Point of beginning**;

Thence, northerly along the easterly line of Lot 98 bearing **North 17°20'31" East** a distance of **206.78 feet** to a 5/8" Iron Pin Found, said pin being in the southerly line of Walnut Court (50' R/W) and the northeasterly corner of said Lot 98;

Thence, easterly along the southerly line of said Walnut Court the following three (3) courses:

1. Following a curve to the left with a Radius = 50.00 feet, Arc Length = 67.19 feet, Delta = 76°50'36", Chord Bearing = **North 68°49'58" East**, and Chord Distance = **62.23 feet** to a 5/8" Iron Pin Found;
2. Following a curve to the Right with a Radius = 25.00 feet, Arc Length = 21.03 feet, Delta = 48°07'22", Chord Bearing = **North 54°28'21" East**, and Chord Distance = **20.41 feet** to a 5/8" Iron Pin Found;
3. **North 78°32'02" East** a distance of **39.35 feet** to a 5/8" Iron Pin Found, said pin being the northwesterly corner of Lot 95;

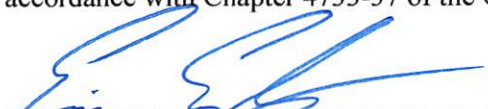
Thence, southerly along the westerly line of said Lot 95 bearing **South 11°27'58" East** a distance of **200.00 feet** to a 5/8" Iron Pin Found, said pin being in the northerly line of said H2 Development LLC parcel;

Thence, westerly along the northerly line of said H2 Development LLC parcel bearing **South 78°32'02" West**, passing a 5/8" Iron Pin Found at 66.00 feet, a total distance of **218.99 feet** to the **True Point of Beginning**.

Containing 0.725 Acres in total, 0.425 Acres in Parcel A027400011200, 0.300 Acres in Parcel A027400011100, and being subject to all legal roads, easements, and restrictions of record.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 state projection, as established by Static GPS Observations, and was determined by using NGS, OPUS Service, with the South line of Lot 97 as bearing South 78°32'02" West and are used to denote angles only.

I, Eric M Eesley, of Eesley Land Surveying, hereby certify that the above description represents a true and correct survey, and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administrative Code in October 2025.


Eric M Eesley, Professional Land Surveyor
Registration No. S-8861

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

NOV 07 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/6/25



STATE of OHIO
 ATHENS COUNTY
 ATHENS TOWNSHIP
 CITY of ATHENS
 LOT 96 & 97
 UNIVERSITY ESTATES PHASE 2
 Env. 563-A, 563-B, 564-A, 564-B, 565-A
 SECTION 16
 TOWNSHIP 9 NORTH
 RANGE 14 WEST
 OHIO COMPANY PURCHASE

1st Choice Homes LTD
 OR 526 Pg. 426

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 OR 526 Pg. 426

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	67.19'	62.23'	N 68°49'58" E	76°50'36"
C2	25.00'	21.03'	20.41'	N 54°28'21" E	48°07'22"

Legend

● = Existing 5/8" Iron Pin Found

I Hereby Certify that this plat represents a True and Correct Survey and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code under my Direct Supervision in October, 2025

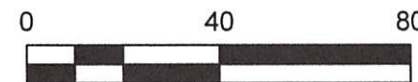
ERIC M EESLEY, PS - 8861
 Eesley Land Surveying LLC
 P.O. Box 102, Mt. Vernon, Ohio 43050
 Phone: 740-501-0190 ~ Email: Eric@EesleyLandSurveying.com



POB Southwest corner
 of Lot 97

H2 Development LLC
 OR 481 Pg. 233

1st Choice Homes LTD
 All of PIN A027400011200
 & A027400011100
 OR 526 Pg. 426
 0.725 Acres in Total by Survey



Scale: 1" = 40'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 11/6/25

DWG: 25-0426
 Date: October 27, 2025
 ELS EESLEY LAND SURVEYING LLC

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