



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

## DESCRIPTION OF A 4.241 ACRE

**Situated in Athens Township, Athens City, Athens County, State of Ohio**

Being a 4.241 acre parcel of land located in State of Ohio, Athens County, Athens Township, Section 22, Farm Lot 101, Township 9, Range 14, Ohio Company Purchase, and being part of a 21.00 acre parcel as conveyed to East State Street Development Co. LLC. by a deed recorded in Official Record Book 526 at Page 969 of said county deed records and being more particularly described as follows:

**Beginning** at an iron pin (set) on the northerly line of said 4.241 acre tract, being a point on the southerly line of a 0.420 acre parcel as conveyed to Christopher & Dorothy Pilos by a deed recorded in Official Record Book 88 at Page 574 of said county deed records, from which an iron rail found, being the north east corner of said Farm Lot 101 bears, S 15° 47' 09" W, 922.91 feet for reference;

With a new division line through said 21.00 acre parcel, the following 3 courses:

**Course No. 1:** Thence, S 53° 38' 04" W, 209.02 feet to an iron pin (set);

**Course No. 2:** Thence, N 60° 44' 03" W, 353.32 feet to an iron pin (set);

**Course No. 3:** Thence, N 82° 59' 48" W, 328.97 feet to an iron pin (set), being a point on the easterly line of a 2.96 acre parcel as conveyed to George & Janis Enevold by a deed recorded in Official Record Book 325 at Page 619 of said county deed records;

**Course No. 4:** Thence, N 07° 00' 57" E, with the easterly line of said 2.960 acre parcel, 369.27 feet to an iron pin found (Canter-7226), being a point on the southerly line of a 0.860 acre parcel as conveyed to State of Ohio by a deed recorded in Official Record Book 1 at Page 1&4 of said county deed records;

**Course No. 5:** Thence, S 59° 06' 55" E, with the southerly line of said 0.860 acre parcel, 390.75 feet to an iron pin found (Canter-7226);

**Course No. 6:** Thence, S 58° 54' 39" E, with the southerly line of a 0.500 acre parcel as conveyed to Christoforos C. Pilos by a deed recorded in Official Record Book 138 at Page 46 of said county deed records and the southerly line of a 0.420 acre parcel as conveyed to Christopher & Dorothy Pilos by a deed recorded in Official Record Book 88 at Page 574 of said county deed records, passing an iron pins found (Canter-7226) at 271.87 & 298.47 feet for reference, a total distance of 493.49 feet to the **Point of Beginning**, containing **4.241 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.

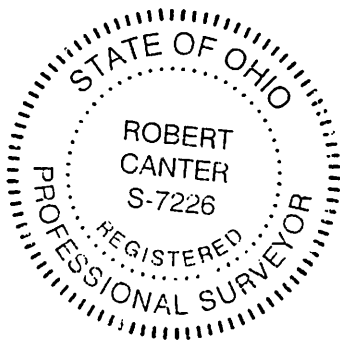
Plat of survey is attached hereto and made a part thereof.

All iron pins set being 3/4" x 30" rebar with plastic cap stamped "CANTER-7226".

This description was prepared under the direct supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey performed by Buckley Group, LLC completed in July 2021.

July 27, 2021  
Date

Robert C. Canter 7-27-21  
Robert C. Canter, Professional Surveyor No. 7226



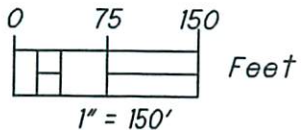
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

JUL 28 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

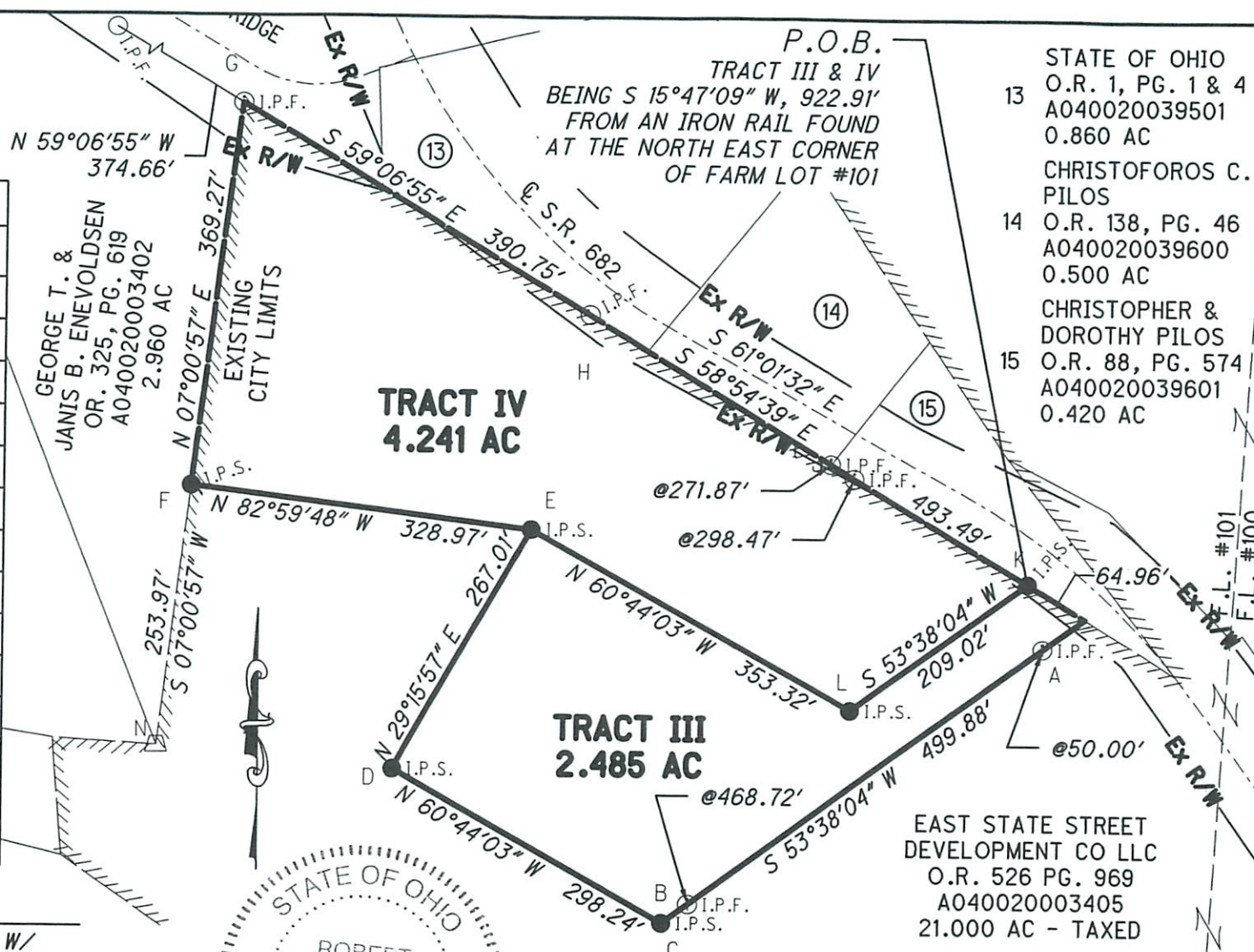
BY: Priscilla Weather  
Date: 7/28/21



Monument Table		
Point	Northing	Easting
A	486355.84	2072241.58
B	486107.56	2071904.41
C	486089.08	2071879.31
D	486234.88	2071619.14
E	486467.82	2071749.67
F	486507.93	2071423.15
G	486874.43	2071468.26
H	486673.85	2071803.60
I	486533.46	2072036.42
J	486519.73	2072059.20
K	486419.03	2072226.21
L	486295.09	2072057.89
M	487066.74	2071146.72
N	486255.86	2071392.13

**LEGEND**

- I.P.S. 3/4" X 30" REBAR SET W/  
1-1/4" PLASTIC CAP STAMPED  
"CANTER-7226"
- ⊙ I.P.F. 5/8" X 30" REBAR SET W/  
1-1/4" PLASTIC CAP STAMPED  
"CANTER-7226" FROM PREV.  
SURVEY
- STONE FOUND



SITUATE IN THE STATE OF OHIO,  
ATHENS COUNTY, ATHENS TOWNSHIP,  
SEC. 22, T9N, R14W, FARM LOT #101,  
AND BEING PART OF A 21.000 ACRE  
PARCELS CONVEYED TO EAST STATE  
STREET DEVELOPMENT CO LLC  
RECORDED IN O.R. 526 PG. 969

- 13 STATE OF OHIO  
O.R. 1, PG. 1 & 4  
A040020039501  
0.860 AC  
CHRISTOFOROS C.  
PILOS
- 14 O.R. 138, PG. 46  
A040020039600  
0.500 AC  
CHRISTOPHER &  
DOROTHY PILOS
- 15 O.R. 88, PG. 574  
A040020039601  
0.420 AC

REFERENCES:  
CURRENT TAX MAPS  
HISTORICAL TAX MAPS  
DEEDS AS NOTED  
A 48.134 AC SURVEY BY:  
JOHN M. BRANNER P.S. 6805  
DATED OCT. 1997  
A 2.956 AC AND A 1.891 AC  
SURVEY BY:  
JOHN M. BRANNER P.S. 6805  
DATED SEP. 2004

NOTES:  
ALL BEARINGS, COORDINATES  
AND DISTANCES ARE  
EXPRESSED AS OHIO STATE  
PLANE SOUTH ZONE GRID, US  
SURVEY FEET NAD83 (2011).  
REFERENCE THE  $\odot$  OF S.R. 682  
AS BEING: S 61°01'32" E



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert Canter*  
DATE: 7/28/21

SURVEYED JULY 13, 2021 UNDER THE DIRECTION AND  
SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT  
TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

*Robert Canter* 7/27/21  
ROBERT C. CANTER P.S. #7226 DATE

EAST STATE STREET  
DEVELOPMENT CO LLC  
O.R. 526 PG. 969  
A040020003405  
21.000 AC - TAXED

PLAT OF SURVEY	
SURVEY FOR: WODA COOPER DEVELOPMENT, INC.	
JOB #211790	DATE: 07/27/2021
DRWN: DAC	CHK: RCC
 6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	