



6801 State Route 56 Athens, Ohio 45701
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www.buckley.group

DESCRIPTION OF A 0.033 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.033 acre** parcel of land located in Section 20, Lease Lot 87, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 12.70 acre parcel as conveyed to Paul Anthony Grippa by a deed recorded in Deed Book 16 at Page 912 of said county deed records, and being more fully described as follows:

Beginning at an iron pin set at the southwesterly corner of said 0.033 acre tract, being a point on the westerly line of Lot 16 of Beechwood Lake Estates as platted in Envelope 392B of said county plat records, from which the northeast corner of Lot 5 (calculated), bears N 3° 09' 30" E, 833.35 feet for reference;

Course No. 1: Thence, S 3° 09' 09" W, with the westerly line of said Lot 16, 40.08 feet, to an iron pin set;

With a new division line through said 12.70 acre parcel, the following 3 courses:

Course No. 2: Thence, N 86° 34' 57" W, 36.04 feet, to an iron pin set;

Course No. 3: Thence, N 3° 14' 30" E, 39.90 feet, to an iron pin set;

Course No. 4: Thence, S 86° 52' 15" E, 35.98 feet to the **Point of Beginning**, containing **0.033 acres**, more or less, and being subject to all legal rights of way and easements of record.

Being subject to and having access to an ingress/egress easement, being 10 foot in width, 5 foot each side of the following described centerline: Beginning at "Point A", from which an iron pin (set) bears N 3° 09' 30" E, 6.26 feet, being the northeasterly corner of said 0.033 acre tract;

Thence, N 56° 08' 12" E, 15.74 feet to a point;

Thence, N 21° 25' 07" E, 48.71 feet to a point;

Thence, N 65° 05' 15" E, 23.99 feet to a point;

Thence, S 89° 13' 50" E, 42.43 feet to a point of terminus being a point on the westerly right of way line of Beechwood Dr. (T-1242), a 50 foot width right of way.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

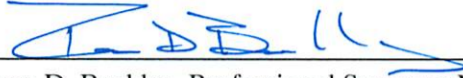
Plat of survey is attached hereto and made a part thereof.

All iron pins set being 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 performed by Buckley Group, LLC completed in April 2019.

May 7, 2019

Date



Ryan D. Buckley, Professional Surveyor No. 8676

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

NOV 12 2019

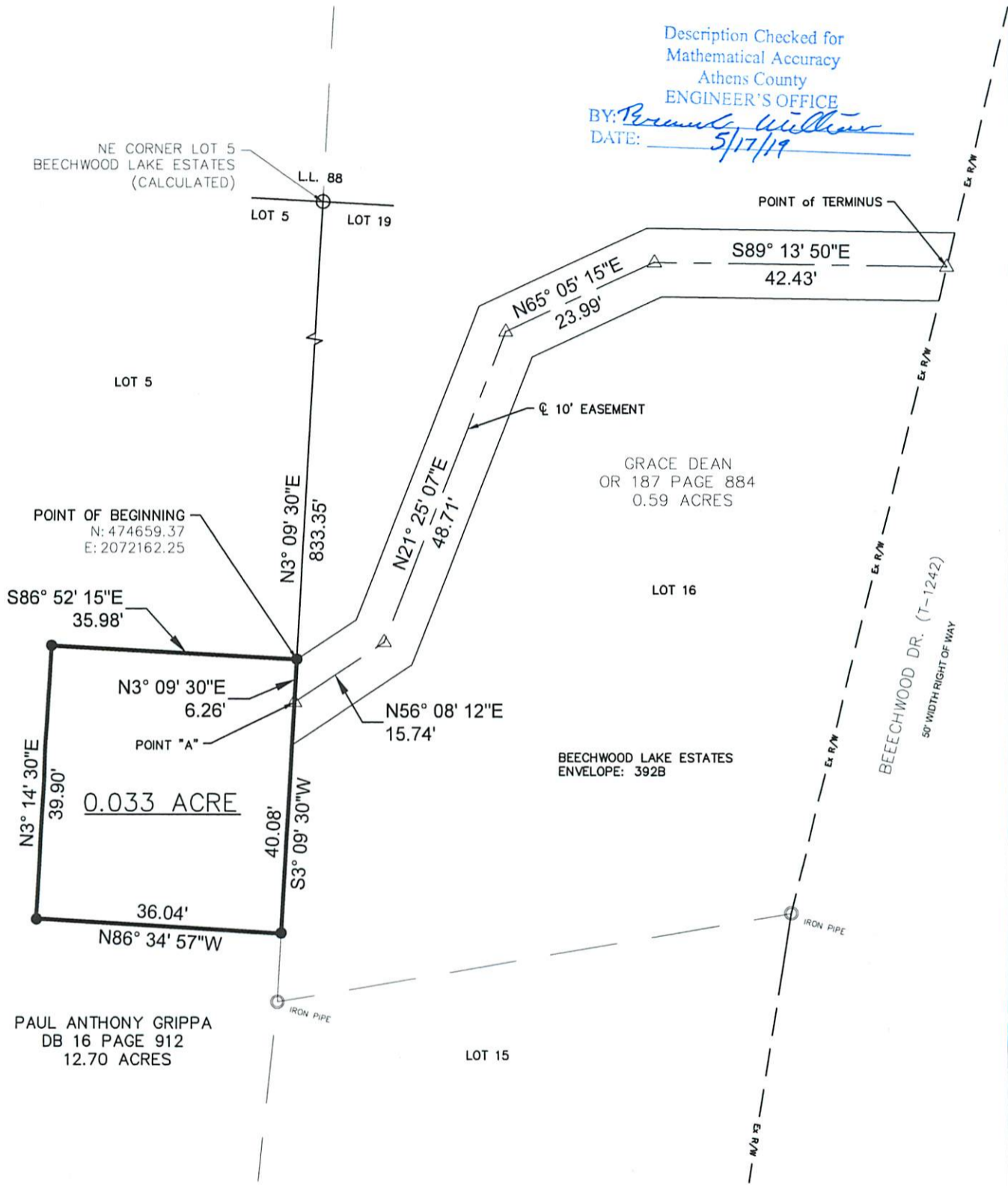
Jill Thompson
Athens County Auditor



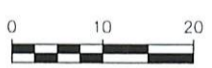
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 PREVIOUS SURVEY PLATS

ATHENS COUNTY
 ATHENS TOWNSHIP
 SECTION 20
 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: 5/17/19



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



1 INCH = 20 FEET
 NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

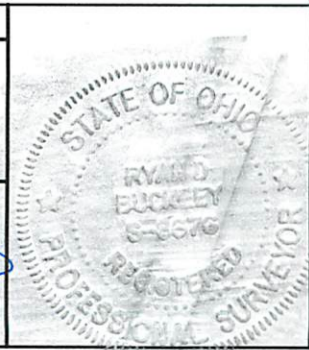
ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

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

DATE	5/7/19
DRWN	JDC
CHKD	RDB
18074-11-BEECHWOOD	

PLAT OF SURVEY

SURVEYED FOR:
 HDR
 2800 CORPORATE EXCHANGE DR., SUITE 100
 COLUMBUS, OHIO 43231



buckleygroup
 engineering+surveying

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 ATHENS, OH 45701
 PH: (740)589-5001
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R. D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 5/7/19