



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Franklin G. Miller*
DATE: 5/23/19

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

NOV 07 2019

DESCRIPTION OF A 0.012 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Jill Thompson
Athens County Auditor

Being a **0.012** acre parcel of land located in Section 26, Lease Lot 120, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 3.032 acre parcel as conveyed to Thomas & Deanna Peters by a deed recorded in Official Record Book 63 at Page 58 of said county deed records, and being more fully described as follows:

Beginning at an iron pin found (capped Swoyer) at the northwesterly corner of said 0.012 acre tract, being the northwesterly corner of Lot 3 of Whitland Woods Subdivision as platted in Plat Book 10 at Page 113 of said county plat records, a point on the southerly right of way line of Whitland Woods Ln (T-1292), a 50 foot width right of way, and the northeasterly corner of Lot 7 of said Whitland Woods Subdivision;

Course No. 1: Thence, with the southerly right of way line of said Whitland Ln (T-1292) with a non-tangent curve to the right, concave southeasterly, having a central angle of $8^{\circ} 23' 16''$, a radius of 175.00 feet, a chord bearing and distance of $N 79^{\circ} 55' 36'' E$, 25.60 feet, an arc distance of 25.62 feet to an iron pin set;

With a new division line through said 3.032 acre parcel, the following 2 courses:

Course No. 2: Thence, $S 14^{\circ} 54' 38'' E$, 22.28 feet, to an iron pin set;

Course No. 3: Thence, $S 86^{\circ} 28' 38'' W$, 26.24 feet, to an iron pin set, being a point on the easterly line of 1.426 acre parcel as conveyed to Jeffrey & Janice Wilson by a deed recorded in Official Record Book 464 at Page 521 of said county deed records;

Course No. 4: Thence, with the easterly line of said 1.426 acre parcel, $N 14^{\circ} 15' 45'' W$, 19.26 feet to the **Point of Beginning**, containing **0.012** 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 $5/8'' \times 30''$ 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 May 2019.

May 14, 2019
Date

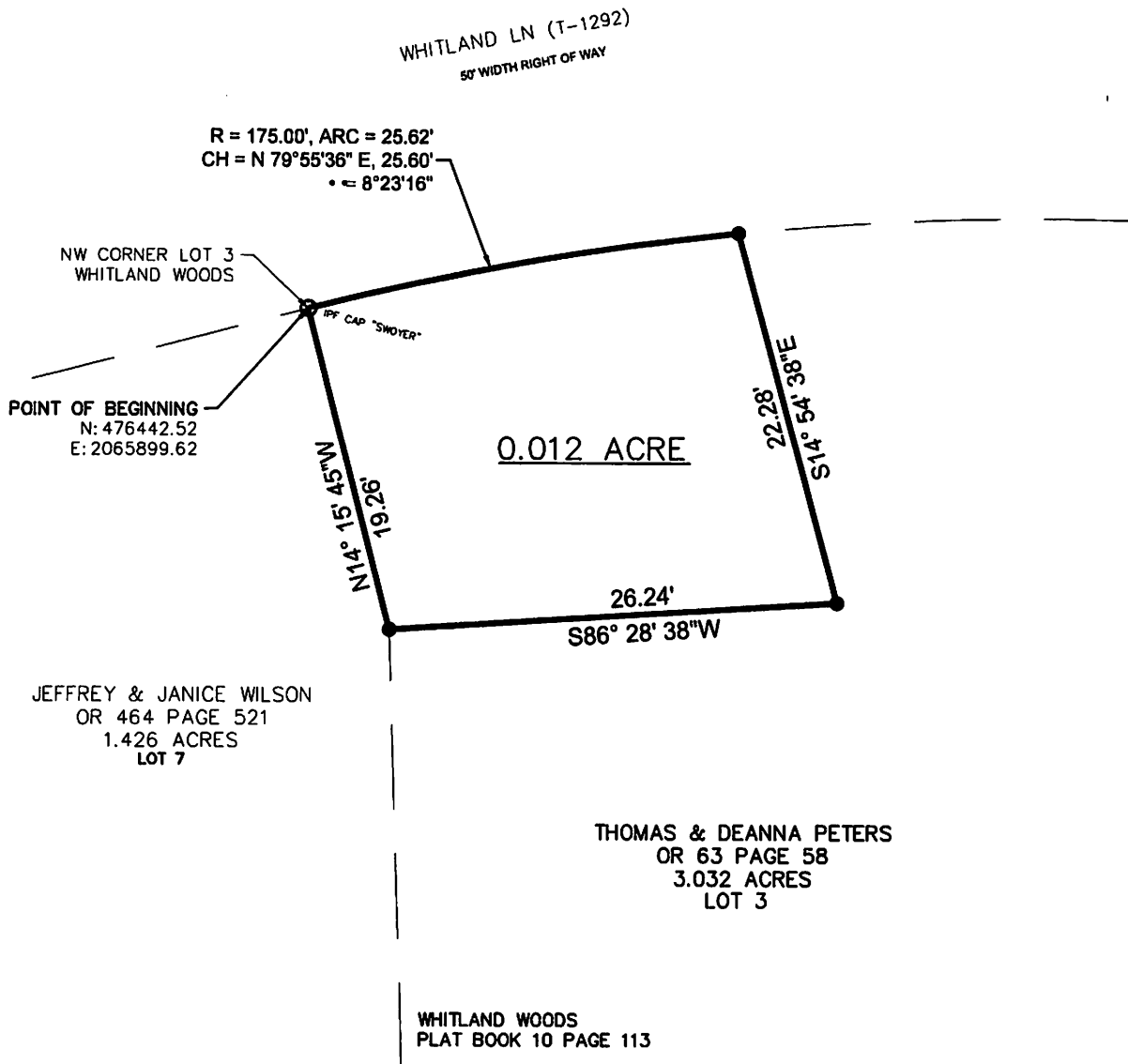


R. D. Buckley
Ryan D. Buckley, Professional Surveyor No. 8676

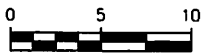
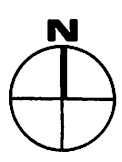
ATHENS COUNTY
 ATHENS TOWNSHIP
 SECTION 26
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO

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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 = 10 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	5/14/19
DRWN.	JDC CHCK. RDB
18074-15-WHITLAND	

PLAT OF SURVEY

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



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 ATHENS, OH 45701
 PH: (740)589-5001
 WEB: buckleygroup

Ryan D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 5/14/19