

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ronald Williams
DATE: 11/7/19



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

DESCRIPTION OF A 0.032 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.032 acre** parcel of land located in Section 27, Lease Lot 124, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 6.74 acre parcel as conveyed to Margarets Creek, LLC as conveyed by a deed recorded in Official Record Book 495 at Page 2672 of said county deed records, and being more fully described as follows:

Beginning at an iron pin set at the southwesterly corner of said a 0.032 acre tract, being a point on the easterly line of a 1.19 acre parcel as conveyed to Donna Robison by a deed recorded in Official Record Book 173 at Page 273 of said county deed records, from which the southeast corner of said Section 27 (calculated), bears S 8° 49' 42" E, 908.85 feet for reference;

Course No. 1: Thence, N 27° 37' 49" W, with the easterly line of said 1.19 acre parcel, 42.93 feet, to an iron pin found (ODOT), being the northwesterly corner of said 6.74 acre parcel and a point on the southerly right of way line of State Route 56, a variable width right of way, per Ohio Department of Transportation plans ATH-56-10.62;

Course No. 2: Thence, with the southerly right of way line of said State Route 56, with a non-tangent curve to the right, concave southeasterly, having a central angle of 1° 34' 23", a radius of 1233.24 feet, a chord bearing and distance of N 62° 37' 29" E, 33.86 feet, an arc distance of 33.86 feet to an iron pin set;

With a new division line through said 6.74 acre parcel, the following 2 courses:

Course No. 3: Thence, S 30° 00' 59" E, 39.10 feet, to an iron pin set;

Course No. 4: Thence, S 56° 24' 20" W, 35.68 feet to the **Point of Beginning**, containing **0.032 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.

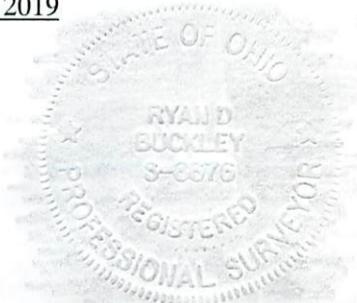
Plat of survey is attached hereto and made a part thereof.

All iron pins set being 5/8" 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 November 2019.

November 7, 2019

Date



R. D. Buckley
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 27, LEASE LOT 124
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO

STATE ROUTE 56
 VARIABLE WIDTH R/W
 ATH-56-10.62

R = 1,233.24', ARC = 33.86'
 CH = N 62°37'29" E, 33.86'
 DELTA = 1°34'23"

0.032 ACRE

EX. 20' INGRESS/EGRESS EASEMENT
 DB 191 PAGE 306

DONNA ROBISON
 OR 173 PAGE 273
 1.19 ACRE

POINT OF BEGINNING
 N: 480866.27
 E: 2069270.14

MARGARETS CREEK LLC
 OR 495 PAGE 2672
 6.74 ACRE

S8° 49' 42"E
 908.85'

SECTION 27 SECTION 21
 SECTION 26 SECTION 20

SE CORNER SECTION 27
 (CALCULATED)

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Ryan D. Buckley*
 DATE: 11/7/19

LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET 5/8"x30" 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	11/7/19
DRWN	JDC
CHCK	RDB
18074-17-SR 56	

PLAT OF SURVEY

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



6801 STATE ROUTE 56,
 ATHENS, OH 45701
 PH: (740)589-5001
 WEB: buckley.group

Ryan D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 11/7/19