



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

DESCRIPTION OF A 5.006-ACRE PARCEL
Situated in Athens Township, Athens County, State of Ohio

Being a **5.006-acre** parcel of land in Farm Lot 127, Auditors Section 27, Athens Township, Athens County, Township 9 North, Range 14 West, Ohio Company Purchase, State of Ohio, and being conveyed to Stephen W. McKinley and Kim Algeo McKinley in said County Recorder's Office in Official Record 563 Page 2600, Official Record 83 Page 716 and being more fully described as follows:

Commencing at a Stone found at the Northeast corner of Farm Lot 127, thence S59°27'56"W, 1416.57 feet to an iron pin/capped "Canter 7226" (found), being on an easterly line of a 32.830-acre parcel conveyed to Donald J. Wood in said County Recorder's Office in Official Record 540 Page 2624, also being the **Point of Beginning** for the subject parcel;

Course No. 1: Thence, S30°38'07"E 795.09 feet, along the westerly lines of a 12.290-acre parcel conveyed to Jeremy & Kathy Biddinger in said County Recorder's Office in Official Record 313 Page 307, a 1.530-acre parcel conveyed to Samuel G. Thornton in said County Recorder's Office in Official Record 549 Page 724, and a 1.204-acre parcel conveyed to Arthur & Kathleen Marinelli in said County Recorder's Office in Official Record 316 Page 126, passing 5 iron pins/capped "Canter 7226" (found) at 333.24 feet, 376.09 feet, 462.12 feet, 605.17 feet, and 760.00 feet, to a Rail Road Spike (found) in the center of Lavelle Rd, being the southerly corner of said 1.204-acre parcel;

Course No. 2: Thence, S26°23'07"W 131.28 feet, along the center line of Lavelle Rd to a Point;

Thence with New Division lines for the following 2 courses

Course No. 3: Thence leaving said road, N85°51'36"W 454.23 feet, passing an iron pin (set) at 30.00 feet, to an iron pin (set);

Course No. 4: Thence N06°05'38"E 304.37 feet, to an iron pin (set) on an easterly line of a 32.359-acre of land conveyed to Donald J. Wood in said county recorder's office in Official Record 540 Page 2624;

Course No. 5: Thence N44°30'17"E 38.63 feet, along a westerly line of said 32.359-acre parcel to an iron pin (found) on an easterly line of said 32.359-acre parcel;

Course No. 6: Thence, N06°05'41"E 441.22 feet, along a westerly line of said 32.359-acre parcel, to the **Point of Beginning**, containing 4.8305-acres in parcel number A010010048000 and 0.1758-acres in parcel number A010010048401, a **total of 5.006-acres**, more or less, and being subject to all legal rights of way and easements of record.

Basis of bearing:

STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83 (2011)

A plat of survey is attached hereto and made a part thereof. All iron pins set being 3/4" x 30" rebar with a plastic cap stamped "Canter 7226"

This description was prepared under the direct supervision of Robert C. Canter, Registered Surveyor No. 7226, based on field surveys on 5/11/2001 and 8/21/2024 by Robert C. Canter.

Aug 21, 2024

Date

Robert C. Canter, Professional Surveyor No. 7226

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert C. Canter
DATE: 9/11/24



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

SEP 11 2024

Jill Davidson
Athens County Auditor

ATHENS COUNTY
ATHENS TOWNSHIP
AUDITOR SECTION 27
FARM LOT 127
TOWN 9N, RANGE 14W
OHIO COMPANY PURCHASE
STATE of OHIO

Being part of the Stephen W. McKinley and Kim Algeo McKinley parcels as described in OR 563 Pg 26000 & OR 83 Pg 716

STONE FOUND
N.E. CORNER OF FARM LOT
127 (ref survey 01-II-09)

POINT OF BEGINNING
N- 481999.935'
E-2064998.921'

Jeremy & Kathy Biddinger
PAR ID A010010048003
OR 313 Pg 307
12.290 Ac.

Donald J. Wood
PAR ID A010010048401
OR 540 Pg 2624
32.359 Ac.

Samuel G. Thornton
PAR ID A010010048001
OR 549 Pg 724
1.530 Ac.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

By: *Robert C. Canter*
DATE: *9/11/24*

5.006 Acre
218060.7680 SqFt
Stephen W. McKinley
Kim Algeo McKinley
OR 563 Page 2600

4.8305 Ac.
PAR ID A010010048000

0.977 Acres
PAR ID
A010010048401

Stephen McKinley &
Kim Algeo McKinley
PAR ID A010010048302
OR 83 Pg 716
3.878 Ac.

Arthur & Kathleen Marinelli
PAR ID A010010048002
OR 316 Pg 126
1.204 Ac.

Farm Lot 127
Farm Lot 126



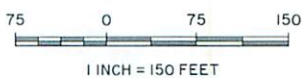
LEGEND

- MONUMENT FOUND
- MONUMENT SET
3" x 30" REBAR/CAP
"GANTER 7226"
- RAILROAD SPIKE
- POINT
- EDGE OF PAVEMENT
- SURVEY LIMITS
- STRUCTURE

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES: (AS NOTES)
SPECIFIED COUNTY TAX PARCEL MAP:
CURRENT
CURRENT & PREVIOUS SURVEY & SUBDIVISION PLATS:
A 15.029 ACRE SURVEY FOR STEPHEN W. MCKINLEY AND KIM ALGEO MCKINLEY BY R.C. CANTER ON 5-15-01
A 5.003 AND 5.028 ACRE SURVEY FOR STEPHEN W. MCKINLEY AND KIM ALGEO MCKINLEY BY C.T. NEWMAN IN JULY 2015
A SURVEY OF LOTS 1-9 FOR ROBERT SMITH BY SOUTHEASTERN LAND SURVEYING ON JAN 11, 1990

BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83 (2011)

ATTENTION:
THIS PLAT OF SURVEY REPRESENTS THE
MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS
ADOPTED 05-01-80 OF THE
ADMINISTRATIVE CODE CHAPTER 4733-37.



NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

DATE 08/21/24
DRWN. DAC | CHCK. RCC
JOB NO. 21047

PLAT OF SURVEY FOR STEPHEN MCKINLEY & KIM ALGEO

SURVEY LOCATION:
8211 LAVELLE RD
ATHENS OHIO 45701



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

R/C/C
ROBERT C. CANTER
PROFESSIONAL SURVEYOR No. 7226
STATE OF OHIO
DATE: 08/21/24

