



buckleygroup
engineering + surveying

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DESCRIPTION OF A 5.025-ACRE PARCEL
Situated in Athens Township, Athens County, State of Ohio

Being a **5.025-acre** parcel of land in Farm Lot 127 & 126, 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 Recorders Office in Official Record 83 Page 716, Official Record 563 Page 2600 and being more fully described as follows:

Commencing at a Stone found at the Northeast corner of Farm Lot 127, thence S47°29'43"W, 1755.31 feet to an iron pin (set), being on an easterly line of a 32.359-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;

Thence with new division lines the following 2 courses:

- Course No. 1:** Thence, S06°05'38"W 304.37 feet, to an iron pin (set);
- Course No. 2:** Thence, S85°51'36"E 454.23 feet, to a point in the center of Twp Rd 241 (Lavelle Road), passing an iron pin (set) at 424.23 feet;

Thence following the center line of Lavelle Road for the following 4 courses:

- Course No. 3:** Thence, S26°23'31"W 18.73 feet, to a point;
- Course No. 4:** Thence, S24°54'46"W 148.58 feet, to a point;
- Course No. 5:** Thence, S26°18'17"W 178.30 feet, to a point;
- Course No. 6:** Thence with a non-tangential curve to the right, D=8°50'29" Rt: R=648.03 feet : ARC=172.18 feet : Ch=S33°54'58"W 171.67 feet, to a point;

Course No. 7: Thence leaving said road, N44°42'59"W 678.14 feet, along a northerly line of said 32.359-acre parcel, to an iron pin (found), being an easterly corner of said 32.359-acre parcel, passing an iron pin (found) at 30.11 feet;

Course No. 8: Thence, N44°30'17"E 431.00 feet, along a southerly lines of said 32.359-acre parcel, to the **Point of Beginning**, containing 0.977 acres in Farm Lot 127 parcel number A010010048401, 3.878 acres in parcel number A010010048302 and 0.1695 acres in parcel number A010010048000, a total of **5.025-acres**, more or less, and being subject to all legal rights of way and easements of record and restrictions and described in subject deed Official Record 83 Page 716.

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

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

SEP 11 2024

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/11/24



ATHENS COUNTY
ATHENS TOWNSHIP
AUDITOR SECTION 27
FARM LOT 127 & 126
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 01-11-09)

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

Donald J. Wood
PAR ID A010010048400
OR 540 Pg 2624
32.359 Ac.

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

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

Stephen W. McKinley and Kim Algeo McKinley
PAR ID A010010048000
OR 563 Pg 2600
5.006 Ac.

4.8305 Ac.
PAR ID A010010048000

0.977 Acres
PAR ID A010010048401

TOTAL 5.025 Acres
218890.3829 SqFt

Stephen McKinley and Kim Algeo McKinley
OR 83 Page 716

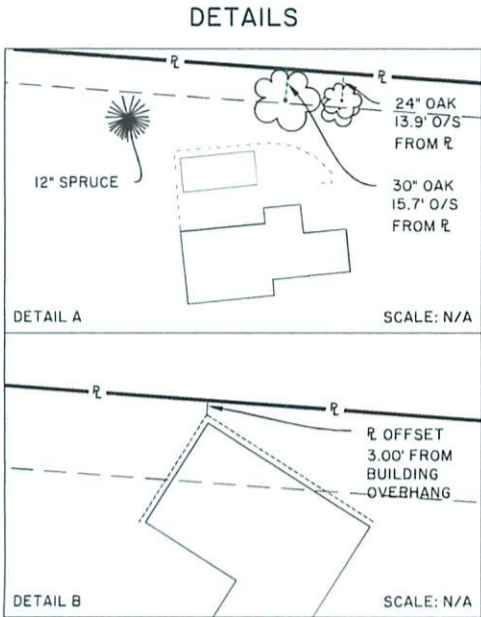
3.878 Acres
PAR ID A010010048302

D = 8°50'29" RT
R = 648.03'; ARC = 172.18'
CH = S 33°54'58" W 171.67'

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.

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 II, 1990



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert C. Canter*
DATE: 9/11/24

POINT OF BEGINNING
N- 481533.658'
E- 2064924.998'

Farm Lot 127
Farm Lot 126

LEGEND

- ⊙ - MONUMENT FOUND
- - MONUMENT SET
2" x 30" REBAR/CAP
"CANTER 7226"
- ⚡ - RAILROAD SPIKE
- △ - POINT
- EDGE OF PAVEMENT
- SURVEY LIMITS
- ▭ STRUCTURE



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:
8193 LEVELLE RD
ATHENS OHIO 45701



buckleygroup
engineering+surveying

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ATHENS, OH 45701
(740) 589-5001
www.buckley.group

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