



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-592-5817

DESCRIPTION OF A 26.0000 ACRE PARCEL

Situated in Section 19, Lodi Township, Athens County, State of Ohio

Being a **26.0000-acre** parcel of land in Section 19, Lodi Township, Athens County, Township 4 North, Range 13 West, Ohio Company Purchase, State of Ohio, and being part of tax ID J010010027700, as conveyed to Marcus D. Kinder by a deed recorded in Official Record 624 Page 744 in Athens County recorder's office, and being more fully described as follows:

The Point of Beginning being an iron pin (set) at a northeasterly corner of subject parcel, being on the south line of a 26.920-acre parcel of land as conveyed to David W. Smith as recorded in said county recorder's office in Official Record 524 page 2136, from which the Northeast corner of the Southeast quarter of Section 19, being an iron pin (found) capped "Bayha" bears S 86° 56' 20" E, 1,693.07 feet;

Thence, S 03° 03' 40" W, along a new division line, a total of 479.88 feet, to an iron pin (set);

Thence, S 51° 50' 40" E, along a new division line, passing an iron pin (set) at 370.44 feet, a total of 395.44 feet to a calculated point in the center of Old State Route 33 (CR 33a);

Thence, S 29° 13' 39" W, along the centerline of Old State Route 33, a total of 243.72 feet to a calculated point, said point being on a northerly line of a 4.750-acre parcel as conveyed to Marlesia Boivin in said county recorder's office in Official Record 197 page 31;

Thence, N 86° 19' 55" W, along the northerly line of said 4.750-acre parcel, the northerly line of a 0.247-acre parcel as conveyed to Marlesia Boivin as recorded in said county recorder's office in Official Record 197 page 31 and a northerly line of a 12.536-acre parcel as conveyed to Kenneth Fisher, passing a 1/2" iron pin (found) at 31.39 feet, a 3/4" iron pin (found) 551.06 feet, 0.38 feet right, and a 5/8" iron pin (found) 594.90 feet, 0.12 feet right, a total of 1,350.27 feet, to a 5/8" iron pin (found) on the northwesterly corner of said 12.536-acre parcel and on a easterly line of a 50.230-acre parcel as conveyed to Kenneth L. Meeks in Deed Volume 356 page 769;

Thence, N 03° 34' 39" E, along said easterly line of the 50.230-acre parcel, a total of 911.71 feet, to an iron pin (found) capped "SA England" on a southerly line of a 36.090-acre parcel as conveyed to James Elster in said county recorder's office in Official Record 596 page 412;

Thence, S 86° 56' 20" E, along the southerly line of said 36.090-acre parcel and the southerly line of a 26.920-acre parcel as conveyed to David W. Smith in said county recorder's office in Official Record 524 page 2136, passing an iron pin (found) capped "SA England" at 445.74 feet, a total of 1,125.91 feet to the **Point of Beginning**, containing **26.0000-acres** in parcel number

J010010027700, more or less, and being subject to all legal rights of way and easements.

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

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 "Buckley Firm 04153"

This description was prepared under the direct supervision of Robert C. Canter Registered Surveyor No. 7226, and is based on a field survey made by Buckley Group, LLC completed in Aug 2025.

Aug 26, 2025
Date

Robert C. Canter
Robert C. Canter, Professional Surveyor No. 7226

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bryan L. Miller
DATE: 8/29/25



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

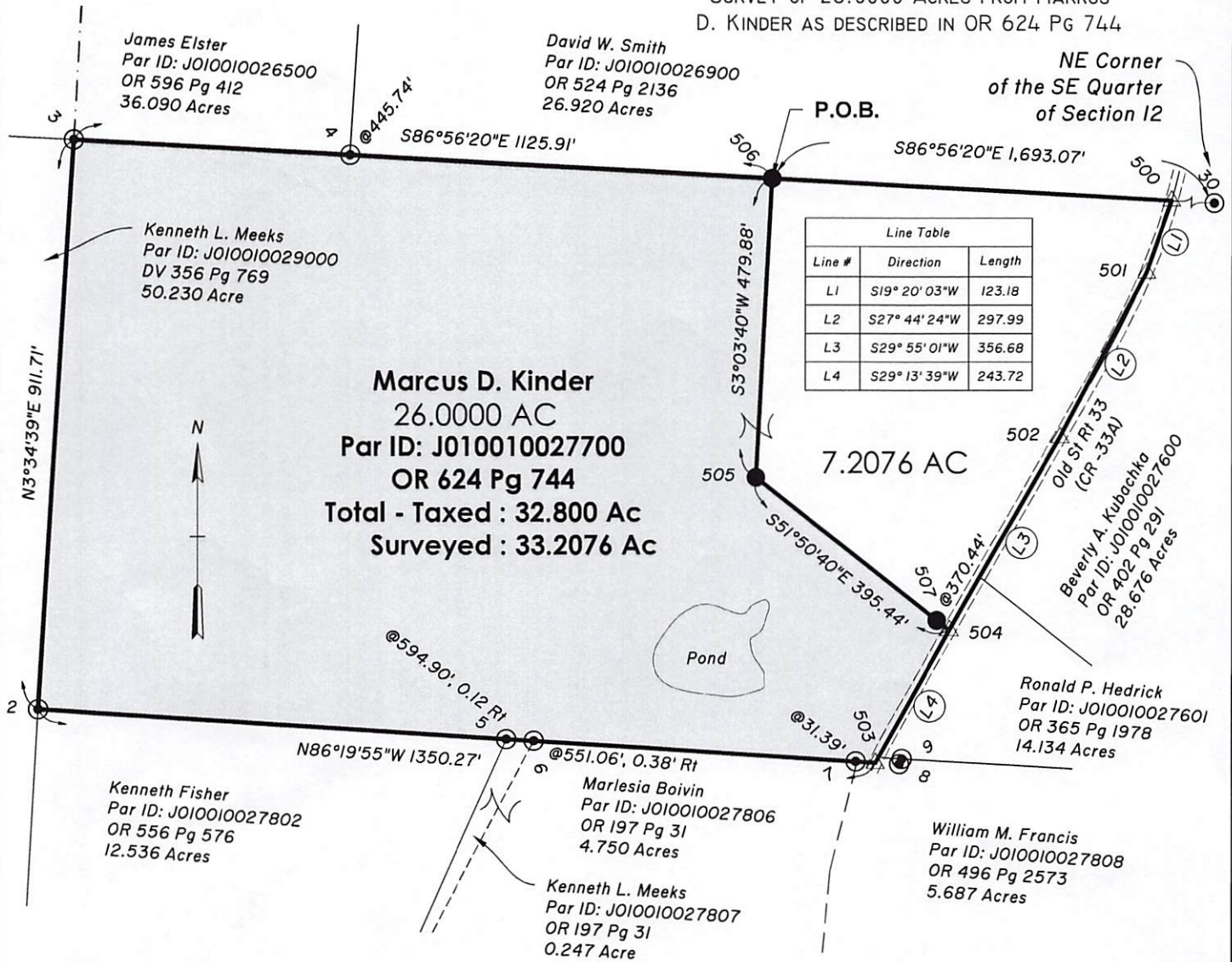
AUG 29 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ronald W. Smith
DATE: 8/29/25

ATHENS COUNTY
LODI TOWNSHIP
SECTION 19
TOWN 4N, RANGE 13W
OHIO COMPANY PURCHASE
STATE of OHIO

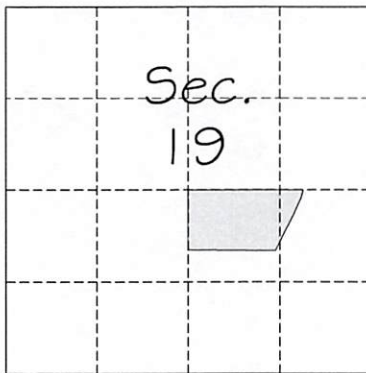
SURVEY OF 26.0000 ACRES FROM MARKUS
D. KINDER AS DESCRIBED IN OR 624 PG 744



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

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

BEING SUBJECT TO ALL LEGAL RIGHTS OF
WAY AND EASEMENTS.



Point Table			
Point #	Northing	Easting	Raw Description
2	436167.963	2101824.991	IPIN 5\8
3	437077.892	2101881.878	IPCF SA ENGLAND
4	437054.167	2102326.982	IPCF SA ENGLAND
5	436119.761	2102578.822	IPIN 5\8
6	436117.217	2102622.591	IPIN 3\4
7	436083.588	2103141.178	IPIN 1\2
8	436079.760	2103210.543	IPIN 1\2
9	436088.040	2103214.896	IPCF BAYHA
30	436927.353	2104696.835	IPCF BAYHA
500	436983.396	2103648.877	CALCPT
501	436867.162	2103608.095	CALCPT
502	436603.422	2103469.393	CALCPT
503	436081.580	2103172.499	CALCPT
504	436294.269	2103291.501	CALCPT
505	436538.572	2102980.550	IPCS
506	437017.766	2103006.177	IPCS
507	436309.714	2103271.843	IPCS

LEGEND

- - IRON PIN FOUND
- - MONUMENT SET
2" x 30" REBAR/CAP
BUCKLEY FIRM 04153"
- △ - POINT
- SURVEY LIMITS
- - - CENTERLINE OF ROAD

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

CURRENT & PREVIOUS SURVEY:

A 9 TRACT SURVEY FOR DAVE HANDLEY BY GREGORY WRIGHT IN OCT 1993
A 42.810 ACRE SURVEY FOR BEVERLY KUBACHKA BY GERALD BAYHA IN 1-15-13
A 46.502 ACRE SURVEY FOR 14555 RANKIN ROAD ATHENS, LLC BY S.A.
ENGLAND SURVEYING ON 5/25/22
A 12.819 ACRE SURVEY FOR DAVE HANDLEY BY GREGORY WRIGHT IN OCT 1993

**
IPCS - IRON PIN CAP SET
IPF - IRON PIN FOUND
IPCF - IRON PIN CAP FOUND
CALCPT - CALCULATED POINT

25 0 25 50
1 INCH = 50 FEET

NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

DATE 08/26/25
DRWN. DAC || CHCK. RCC
JOB NO. 252731

PLAT OF SURVEY FOR MARCUS KINDER

SURVEY LOCATION:
Lat: 39.1977
Long: -82.02583



buckleygroup
engineering+surveying

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

ROBERT C. CANTER
PROFESSIONAL SURVEYOR No. 7226
STATE OF OHIO
DATE: 08/26/25

