



buckleygroup

engineering + surveying

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DESCRIPTION OF A 54.869 ACRE PARCEL

Situated in Rome Township, Athens County, State of Ohio

Being a **54.869** acre parcel of land located in part of Section 13, Township 6 North, Range 12 West, Ohio Company Purchase, Rome Township, Athens County, State of Ohio and being all of a 50.00 acre parcel as conveyed to George McElroy by a deed recorded in Official Record Book 459 at Page 186 of said county Deed Records and being more fully bounded and described as follows:

Beginning at a stone (found), being the southwesterly corner of said 54.869 acre parcel, the northwesterly corner of a 82.79 acre parcel as conveyed to Dennis Keith Flowers & Barbra Niemczura by a deed recorded in Deed Book 173 at Page 148 of said county deed records, and the southeasterly corner a 54.563 acre parcel as conveyed to Seven Generation's, LLC by a deed recorded in Official Record Book 529 at Page 2404 of said county deed records, from which a stone (found), being the southeast corner of said Section 13, bears S 44° 36' 22" E, 3908.44 feet for reference;

Course No. 1: Thence, N 0° 27' 40" E, with the easterly line of said 54.563 acre parcel, 1444.70 feet to an iron pin found (Branner 6805), being an easterly corner of said 54.563 acre parcel;

Course No. 2: Thence, S 87° 24' 53" E, with a southerly line of said 54.563 acre parcel, the southerly line of a 39.335 acre parcel as conveyed to Jeremy Eddy by a deed recorded in Official Record Book 491 at Page 1919 of said county deed records, and southerly line of a 40.00 acre parcel as conveyed to Denzyl & Ann Buck by a deed recorded in Official Record Book 416 at Page 413 of said county deed records, passing a 30" oak tree at 1561.04 feet for reference, a total distance of 1684.66 feet to a iron pin (set), being the northwesterly corner of a 40.00 acre parcel as conveyed to Donna J. Buck by a deed recorded in Official Record Book 374 at Page 2428 of said county deed records;

Course No. 3: Thence, S 1° 57' 45" W, with the westerly line of said 40.00 acre parcel, 1425.90 feet to an iron pin (set), being a point on the northerly line of said 82.79 acre parcel;

Course No. 4: Thence, N 88° 02' 15" W, with the northerly line of said 82.79 acre parcel, 1646.71 feet to the **Point of Beginning**, containing **54.869 acres**, more or less, and being subject to all legal rights of way and easements of record.

**Having access to Bethany Ridge Road through a private easement as recorded by a Judgement Entry in Official Record Book 249 at Page 681

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


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 The Buckley Group, LLC completed in June 2017.

June 28, 2017

Date


Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/6/17

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

MAR 09 2018

Jill Thompson
Athens County Auditor

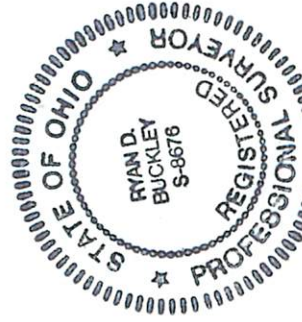


REFERENCE SURVEY:
BRANNER SURVEYING
OCTOBER 2013

JEREMY EDDY
OR 491 PAGE 1919
39.335 ACRE

S87° 24' 53"E
1684.66'

DENZYL & ANIH BUCK
OR 416 PAGE 413
40.00 ACRE



SEVEN GENERATIONS, LLC
OR 529 PAGE 2404
54.563 ACRE

N0° 27' 40"E
1444.70'

GEORGE MCELROY
OR 459 PAGE 186
50.00 ACRE

54.869 ACRE

1425.90'
S1° 57' 45"W

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
Dina E. St...

BY: *Dina E. St...*
DATE: 7/6/17

POINT OF BEGINNING

1646.71'
N88° 02' 15"W

S44° 36' 22"E
3908.44'

DENNIS KEITH FLOWERS & BARBRA NIEMCZURA
VOL 173 PAGE 148
82.79 ACRE

SECTION 13
SECTION 18
SECTION 7
SECTION 12

SE CORNER
SECTION 13

R. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 7/5/17

ATHENS COUNTY
ROME TOWNSHIP
SECTION 13
TOWN 6, RANGE 12
OHIO COMPANY PURCHASE
STATE of OHIO

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

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,
COVERING REQUIREMENTS IF MORE
STRINGENT, SHALL BE ADHERED TO.

DONNA J. BUCK
OR 374 PAGE 2428
40.00 ACRE

**HAVING ACCESS TO BETHANY RIDGE ROAD
BY A PRIVATE EASEMENT RECORDED IN A
JUDGEMENT ENTRY IN OR 249 PAGE 681

REFERENCE SURVEY:
BRANNER SURVEYING
JANUARY 2017

LEGEND

- STONE FOUND
- MONUMENT FOUND
- MONUMENT SET
- 5/8" x 30" REBAR/CAP 04153
- △ POINT



1 INCH = 250 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

PLAT OF SURVEY

SURVEYED FOR:
GEORGE MCELROY
6717 BETHANY RIDGE
GUYSVILLE, OHIO

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83

DATE: 6/28/17
DRWN. JDC | CHCK. RDB
JOB NO. 1018



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ENGINEERING SURVEYING PLANNING