



buckleygroup
engineering + surveying

6801 State Route 56 Athens, Ohio 45701
www.buckley.group

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

MAR 24 2022

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 0.459 ACRE PARCEL

Situated in Dover Township, Athens County, State of Ohio

Being a **0.459 acre** parcel of land located in part of Athens County, Dover Township, Section 19, Gilbert Hartman Subdivision 1 and 2, Gilbert Hartman's Third Subdivision, Township 10 North, Range 14 West, Ohio Company Purchase, State of Ohio and being all of Lot 38 and Lot 39 of said Gilbert Hartman's Third Subdivision recorded in Envelope 327B of said county plat records and conveyed to Hocking Valley Bank by a deed recorded in Volume 242 at Page 722 of said county deed records and part of Lot 5 and Lot 6 of said Gilbert Hartman Subdivision 1 and 2 recorded in Envelope 307A of said county plat records and conveyed to Hocking Valley Bank by a deed recorded in Volume 241 at Page 801 of said county deed records and being more fully described as follows:

Beginning at an iron pipe (found) at the northwesterly corner of said 0.459 acre parcel, being the northwest corner of said Lot 39 of Gilbert Harman's Third Subdivision and a point on the southerly line of Poston Station Road (C-110), a 60 foot width platted street;

Course No. 1: Thence, S 86° 32' 08" E, with the southerly line of said Poston Station Road, 103.76 feet to an iron pin (found- ODOT);

Course No. 2: Thence, S 55° 49' 58" E, 22.82 feet to an iron pin (found- ODOT), being a point on the westerly line of State Route 682 as recorded in ODOT Right of Way Plans ATH-682-4.13 dated 5/17/07;

Course No. 3: Thence, S 14° 17' 57" E, with the westerly line of said State Route 682, 135.88 feet to an iron pin (set);

Course No. 4: Thence, S 76° 12' 09" W, with a new division line, 123.69 feet to an iron pin (set), being a point on the easterly line of Lot 15 of said Gilbert Hartman Subdivision 1 and 2;

Course No. 5: Thence, N 14° 12' 29" W, with the easterly line of said Lot 15, passing an iron pin (found) at 31.91 feet for reference, a total distance of 61.77 feet to an iron pin (found), being the southeasterly corner of Lot 40 of said Gilbert Hartman's Third Subdivision;

Course No. 6: Thence, N 9° 46' 19" W, with the easterly line of said Lot 40, 122.15 feet to the **Point of Beginning**, containing **0.459 acres**, more or less, being 0.137 acres in Lot 39, 0.144 acres in Lot 38, 0.141 acres in Lot 6, 0.037 acres in Lot 5 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 96) datum.

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

All iron pins set being 3/4" 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 made by Buckley Group, LLC completed in March 2022.

March 22, 2022

Date



Ryan D. Buckley, Professional Surveyor No. 8676


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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

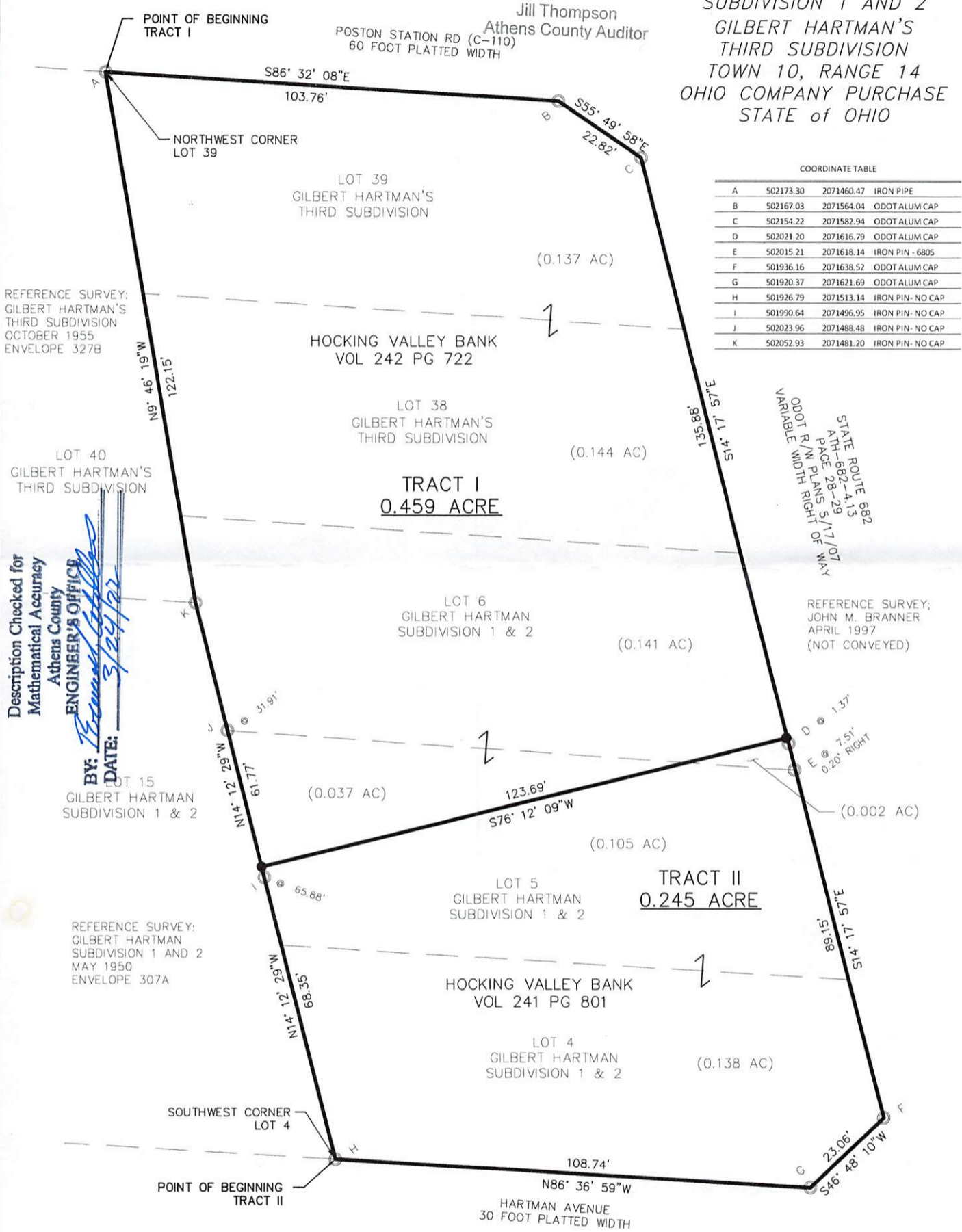
BY: 
DATE: 3/24/22

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MAR 24 2022

ATHENS COUNTY
 DOVER TOWNSHIP
 SECTION 19
 GILBERT HARTMAN
 SUBDIVISION 1 AND 2
 GILBERT HARTMAN'S
 THIRD SUBDIVISION
 TOWN 10, RANGE 14
 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



COORDINATE TABLE

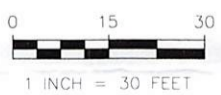
| | | | |
|---|-----------|------------|-------------------|
| A | 502173.30 | 2071460.47 | IRON PIPE |
| B | 502167.03 | 2071564.04 | ODOT ALUM CAP |
| C | 502154.22 | 2071582.94 | ODOT ALUM CAP |
| D | 502021.20 | 2071616.79 | ODOT ALUM CAP |
| E | 502015.21 | 2071618.14 | IRON PIN - 6805 |
| F | 501936.16 | 2071638.52 | ODOT ALUM CAP |
| G | 501920.37 | 2071621.69 | ODOT ALUM CAP |
| H | 501926.79 | 2071513.14 | IRON PIN - NO CAP |
| I | 501990.64 | 2071496.95 | IRON PIN - NO CAP |
| J | 502023.96 | 2071488.48 | IRON PIN - NO CAP |
| K | 502052.93 | 2071481.20 | IRON PIN - NO CAP |

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
[Signature]
 BY: *[Signature]*
 DATE: 3/24/22

STATE ROUTE 682
 ATH-682-4.13
 PAGE 28-29
 5/17/07
 VARIABLE WIDTH RIGHT OF WAY

REFERENCE SURVEY;
 JOHN M. BRANNER
 APRIL 1997
 (NOT CONVEYED)

LEGEND
 ○ - MONUMENT FOUND
 ● - MONUMENT SET
 3/4"x30" REBAR/CAP 04153
 △ - POINT



1 INCH = 30 FEET
 NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION

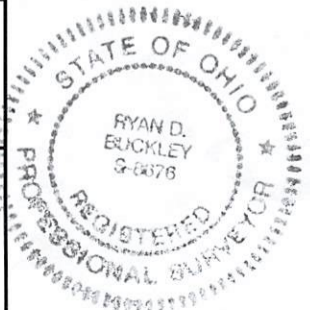
ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS
 THE MINIMUM STANDARDS FOR BOUNDARY
 SURVEYS IN THE STATE OF OHIO AS
 ADOPTED 5-1-80 OF THE ADMINISTRATIVE
 CODE CHAPTER 4733-37. LOCAL
 GOVERNING REQUIREMENTS IF MORE
 STRINGENT, SHALL BE ADHERED TO.

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

DATE 03/17/22
 DRWN: RDB | CHCK: RDB
 JOB NO. 221951

PLAT OF SURVEY

SURVEYED FOR:
 HOCKING VALLEY BANK
 118 N. PLAINS RD
 THE PLAINS, OH 45780



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

[Signature]
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 03/17/22