



buckleygroup
engineering – surveying

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Frank J. O'Connell*
DATE: 12/23/15

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EXHIBIT B

DESCRIPTION OF A 6.070 ACRE PARCEL

Situated in Troy Township, Athens County, State of Ohio

Being a **6.070 acre** parcel of land located in part of Section 7, Township 5 North, Range 11 West, Ohio Company Purchase, Troy Township, Athens County, State of Ohio and being part of a 8.390 acre parcel as conveyed to Ketchum LTD. by a deed recorded in Deed Book 137 at Page 36 of said county deed records and being more fully described as follows:

Beginning at an iron pin (found Swoyer 6765) being the southeasterly corner of a 7.799 acre parcel as conveyed to Roger & Ronda Ketchum by a deed recorded in Deed Book 137 at Page 32 and northwesterly corner of said 8.390 acre parcel, from which an iron pin (found) being the southeast corner of the southwest quarter of Section 8 bears N 57° 22' 46" E, 1,415.80 feet for reference;

With the southerly line of a private easement in Hocking Terrace Subdivision as recorded in Envelope 46B of said county plat records and northerly line of said 8.390 acre parcel the following 7 courses:

- Course No. 1:** Thence, S 66° 57' 26" E, 172.17 feet to an iron pin (found Swoyer 6765);
- Course No. 2:** Thence, with a curve to the right concave southwesterly, having a central angle of 80° 00' 07", a radius of 25.00 feet, a chord bearing and distance of S 26° 57' 26" E, 32.14 feet, an arc distance of 34.91 feet to an iron pin (found Swoyer 6765);
- Course No. 3:** Thence, S 13° 02' 34" W, 50.00 feet to an iron pin (found Swoyer 6765);
- Course No. 4:** Thence, S 13° 33' 37" W, 103.36 feet to an iron pin (found Swoyer 6765);
- Course No. 5:** Thence, S 13° 02' 34" W, 150.00 feet to an iron pin (found Swoyer 6765);

Course No. 6: Thence, with a curve to the left concave northeasterly, having a central angle of $36^{\circ} 44' 56''$, a radius of 275.04 feet, a chord bearing and distance of $S 05^{\circ} 19' 52'' E$, 173.40 feet, an arc distance of 176.41 feet to an iron pin (found Swoyer 6765);

Course No. 7: Thence, $S 23^{\circ} 42' 19'' E$, 258.64 feet to an iron pin (found Swoyer 6765), being the northeasterly corner of a 1.250 acre parcel as conveyed to Franklin & Beverly Roberts by a deed recorded in Deed Book 379 at Page 620 of said county Deed Records;

Course No. 8: Thence, $S 62^{\circ} 43' 58'' W$, with the southerly line of said 8.390 acre parcel and northerly line of said 1.250 acre parcel, passing an iron pin (found Swoyer 6765) at 183.10 feet for reference, a total distance of 210.87 feet to a point on the center line of Huckleberry Road – Township Road 16, a 60 foot width right of way;

With the centerline of said Township Road 163 the following 6 courses:

Course No. 9: Thence, $N 30^{\circ} 55' 23'' W$, 126.45 feet to a point;

Course No. 10: Thence, $N 36^{\circ} 22' 19'' W$, 69.96 feet to a point;

Course No. 11: Thence, $N 42^{\circ} 18' 15'' W$, 107.57 feet to a point;

Course No. 12: Thence, $N 52^{\circ} 56' 44'' W$, 60.55 feet to a point;

Course No. 13: Thence, $N 62^{\circ} 30' 09'' W$, 156.81 feet to a point;

Course No. 14: Thence, $N 68^{\circ} 05' 41'' W$, 56.09 feet to a point;

Course No. 15: Thence, $N 36^{\circ} 14' 41'' E$, with a new division line through said 8.390 acre parcel, passing an iron pin (set) at 30.96 feet for reference, a total distance of 579.95 feet to iron pin (set), being a point in a ravine and a southeasterly corner of said 7.799 acre parcel;

Course No. 16: Thence, $N 44^{\circ} 44' 25'' E$, with said ravine and southerly line of said 7.799 acre parcel, 55.06 feet to an iron pin (set);

Course No. 17: Thence, $N 01^{\circ} 24' 21'' E$, with said ravine and southerly line of said 7.799 acre parcel, 16.42 feet to **The Point of Beginning**, containing **6.070 acres**, more or less, 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.

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 December 2015

December 21, 2015

Date



Ryan D. Buckley, Professional Surveyor No. 8676



THE HOCKING TERRACE SUBDIVISION

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8

TRACT 6
DARWIN TURNER
DEED BOOK 49 PAGE 346

TRACT 7
HOCKINGPORT PARTNERS
DEED BOOK 132 PAGE 692

TRACT 8
MARJORIE SAYING
OR 224 PAGE 108
1,314

TRACT 9
JERRY ROBERTSON
DEED BOOK 71 PAGE 660
1,454

TRACT 10
AMANDA PATTERSON
OR 276 PAGE 686
2,040

POINT OF BEGINNING

N1° 24' 21"E
16.42'

N57° 22' 46"E
1475.80'

S66° 57' 26"E
172.17'

R = 25.00'; ARC = 34.91'
CH = S 26° 57' 26" E 32.14'
D = 80° 00' 07"

S13° 02' 34"W
50.00'

N44° 44' 25"E
55.06'

S13° 33' 37"W
103.36'

ROGER & RONDA KETCHUM
DEED BOOK 137 PAGE 32
7,799

REFERENCE SURVEY:
SOUTHEASTERN LAND SURVEYS
AUGUST 1992

CENTER OF RAVINE

KETCHUM LTD
DEED BOOK 137 PAGE 36
8,390

N36° 14' 41"E
579.95'

R = 275.04'; ARC = 176.41'
CH = S 05° 19' 52" E 173.40'
D = 36° 44' 56"

6.070 ACRE
0.040 ACRE ROADWAY
6.030 ACRE PARCEL

ATHENS COUNTY
TROY TOWNSHIP
SECTION 7
TOWN 5N , RANGE 11W
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
U.S. GEOLOGICAL QUADRANGLE MAP
PREVIOUS SURVEY PLATS

KETCHUM LTD
DEED BOOK 137 PAGE 40
22,560

REFERENCE SURVEY:
SOUTHEASTERN LAND SURVEYS
DECEMBER 1987

PRIVATE EASEMENT FOR INGRESS AND EGRESS
S23° 42' 19"E
258.64'

N68° 05' 41"W
56.09'

N62° 30' 09"W
156.81'

N52° 56' 44"W
60.55'

N42° 18' 15"W
107.57'

N36° 22' 19"W
69.96'

N30° 55' 23"W
126.45'

HUCKLEBERRY ROAD - T 163
60' WIDTH RIGHT OF WAY

FRANKLIN & BEVERLY ROBERTS
DEED BOOK 578 PAGE 620
1,230

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Ryan D. Buckley*
DATE: 12/23/15

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.

NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET
5/8"x30" REBAR/CAP 04153
- △ - POINT

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83 (CORS96)

SCALE 0 50 100
1" = 50 FEET

DATE 12/21/15
DRWN. JDC | CHCK. RDB
JOB NO. 15779

PLAT OF SURVEY

SURVEYED FOR:
KURT MONTLE
6648 HUDNELL ROAD
ATHENS, OHIO 45701



499 RICHLAND AVENUE
ATHENS, OH 45701
(740)589-5001
www.buckleygrouppllc.com
ENGINEERING SURVEYING PLANNING

RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 12/21/15

