



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

DESCRIPTION OF A 3.135 ACRE PARCEL

Situated in City of Athens, Section 6, York Township, Athens County, State of Ohio

Being a **3.135 acre** parcel of land located in part of Athens County, York Township, Section 6, Ohio Company Purchase, Township 12 North, Range 15 West, State of Ohio, parcel# P020020008700, P020020008600, P020020008500, P020020008400, P020020008300, P020020008200, & P020020008100 and being part of parcels as conveyed to Snow Fork, LLC by a deed recorded in Official Record Book 590 at page 1173 of said county deed book records and being more fully described as follows:

Beginning at a point at the southwesterly corner of said 3.135 acre parcel being the southwesterly corner of Lot 389 in the Village of Buchtel as platted in Envelope 163B of said county plat records:

- Course No. 1:** Thence, N 19° 04' 01" W, with a new division line through said Snow Fork, LLC parcel, 42.00 feet to a reference pin (set) in southeasterly right of way line of State Route 78;
- Course No. 2:** Thence N 19° 04' 01" W, 60.57 feet to a point, being a point on the centerline of State Route 78, a variable width right of way;
- Course No. 3:** Thence, N 63° 15' 45" E, with the said centerline of State Route 78, 118.11 feet to a point, being a point on the northerly line of abandoned C&O Rail Road;

With the northerly line of abandoned C&O Rail Road the following 3 courses:

- Course No. 4:** Thence, with a curve to right, delta angle of 6° 59' 19", radius of 819.85 feet, arc distance of 175.33 feet, chord bearing and distance of S 81° 54' 12" E 175.00 feet to an Iron Pin (set);
- Course No. 5:** Thence, S 75° 51' 42" E, 205.90 feet to an Iron Pin (set);
- Course No. 6:** Thence, with a curve to left, delta angle of 5° 41' 46", radius of 1005.86 feet, arc distance of 215.13 feet, chord bearing and distance of S 81° 42' 47" E 214.72 feet to an iron pin (set), being a point on the southerly right of way line of State Route 685, a variable width right of way;

With a new division line through said Snow Fork, LLC parcel the following 3 courses:

- Course No. 7:** Thence, S 0° 25' 15" W, 195.16 feet to an iron pin (set);
- Course No. 8:** Thence, N 90° 00' 00" W, 229.35 feet to an iron pin (set);
- Course No. 9:** Thence, N 73° 02' 48" W, passing a reference pin set on the top of the bank at 176.78 feet, with a total distance of 208.04 feet to a point, being a point on the centerline of Snow Fork;

Course No. 10: Thence, N 68° 21' 29" W, 244.85 feet to the point of **Beginning** containing 3.135 acres, more or less, and being subject to all legal easements and rights of way 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 Justin D. Cotterill, Registered Surveyor No. 8848 and is based on a field survey conducted by Buckley Group, LLC completed in November 2024.

12/23/2024

Date

Justin D. Cotterill

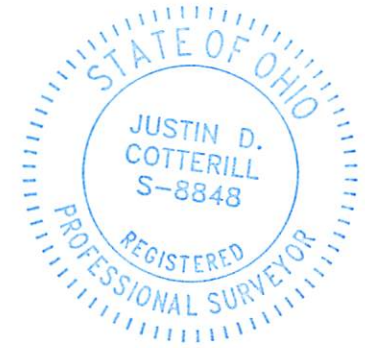
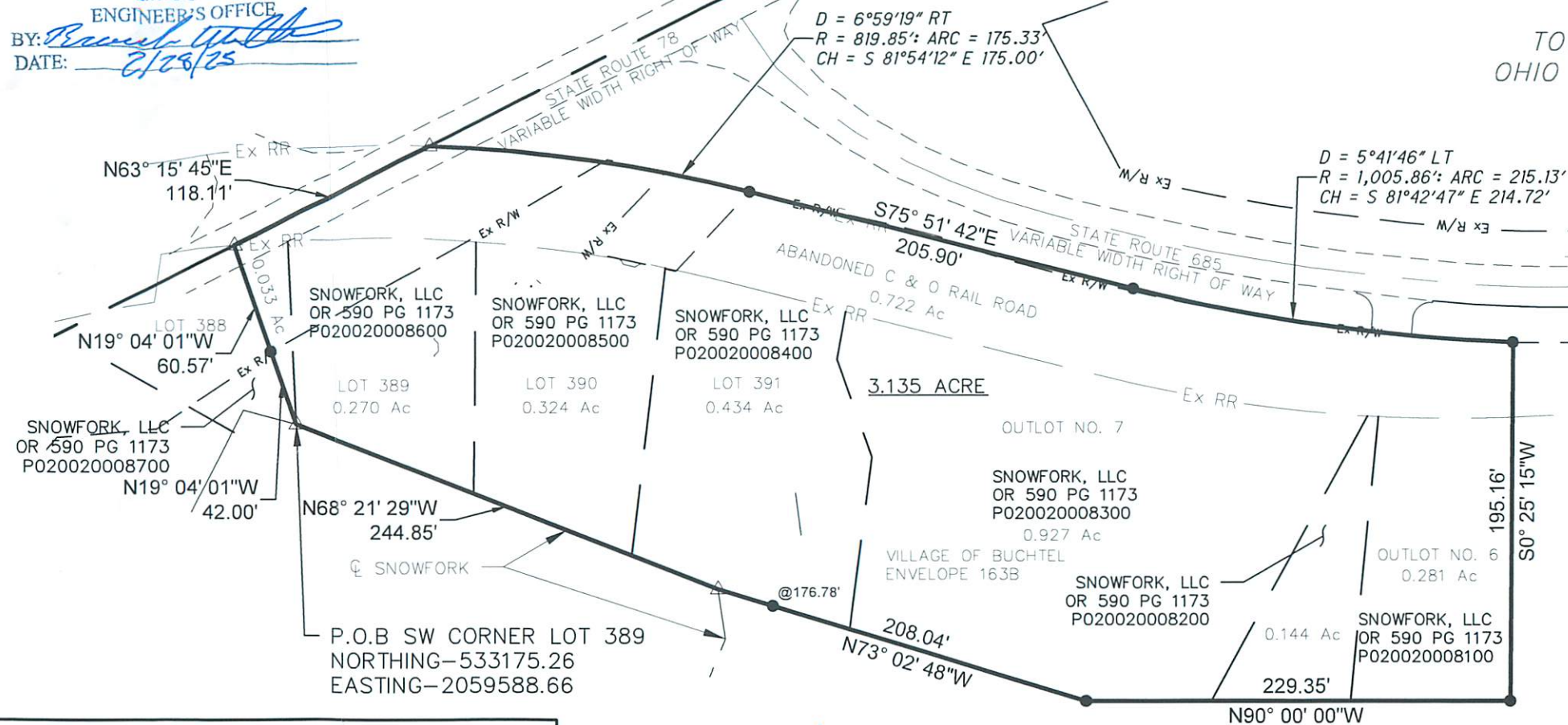
Justin D. Cotterill, Professional Surveyor No. 8848

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Priscilla Wells
DATE: 2/28/25



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Justin D. Cotterill*
DATE: *2/28/25*

ATHENS COUNTY
YORK TOWNSHIP
SECTION 6
TOWN 12, RANGE 15
OHIO COMPANY PURCHASE
STATE of OHIO



PLAT OF SURVEY

SURVEYED FOR:
ORCA BAILEY TRAIL SNOW FORK TRAIL HEAD

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

DATE 12/23/24
DRWN: JDC ||CHK: RDB
JOB NO. 232150



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ATHENS, OH 45701
PH: (740)589-5001
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Justin D. Cotterill
JUSTIN D. COTTERILL
PROFESSIONAL SURVEYOR No. 8848
STATE OF OHIO
DATE: 12/23/24

LEGEND

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

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.

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

