



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
www.buckley.group

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Buckley*
DATE: 7/16/19

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

NOV 12 2019

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 0.021 ACRE PARCEL

Situated in Alexander Township, Athens County, State of Ohio

Being a **0.021 acre** parcel of land located in Section 30, Lease Lot 1, Township 8 North, Range 14 West, Ohio Company Purchase, Alexander Township, Athens County, State of Ohio, and being part of a 2.249 acre parcel as conveyed to Trace A. Lydick by a deed recorded in Official Record Book 503 at Page 1283 of said county deed records, and being more fully described as follows:

Beginning at a point at the northeasterly corner of said 0.021 acre tract, referencing an iron pin found (capped "04153") bearing N 13° 14' 03" E, 0.94 feet, being a point on the northerly line of an existing 50 foot width right of way, and the northerly line of said 2.249 acre parcel, and the southeasterly corner of a 0.011 acre Athens County Commissioners parcel, from which the calculated southeast corner of Lease Lot 1 bears S 26° 13' 54" E, 1520.30 feet for reference;

With a new division line through said 2.249 acre parcel, the following 3 courses:

- Course No. 1:** Thence, S 12° 08' 21" W, 22.49 feet, to an iron pin set;
- Course No. 2:** Thence, N 79° 47' 27" W, 41.58 feet, to an iron pin set;
- Course No. 3:** Thence, N 11° 44' 55" E, 20.69 feet to an iron pin set, being a point on the northerly line of said right of way, and a point on the southerly line of a 0.31 acre parcel as conveyed to Richard E. II & Linda L. Cone by a deed recorded in Deed Book 218 at Page 231 of said county deed records;
- Course No. 4:** Thence, S 82° 14' 59" E, with the southerly line of said 0.31 acre parcel and the southerly line of said 0.011 acre parcel, 41.82 feet to the **Point of Beginning**, containing **0.021 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 2011) datum.

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

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 Buckley Group, LLC completed in July 2019.

July 9, 2019
Date



R. D. Buckley
Ryan D. Buckley, Professional Surveyor No. 8676

ATHENS COUNTY
ALEXANDER TOWNSHIP
SECTION 30, LEASE LOT 1
TOWN 8, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO

RICHARD E. CONE II &
LINDA L. CONE
DB 218 PAGE 231
0.19 ACRES

RICHARD E. CONE II & LINDA L. CONE
DB 218 PAGE 231
0.31 ACRES

TRACE A. LYDICK
OR 503 PAGE 1283
2.249 ACRES

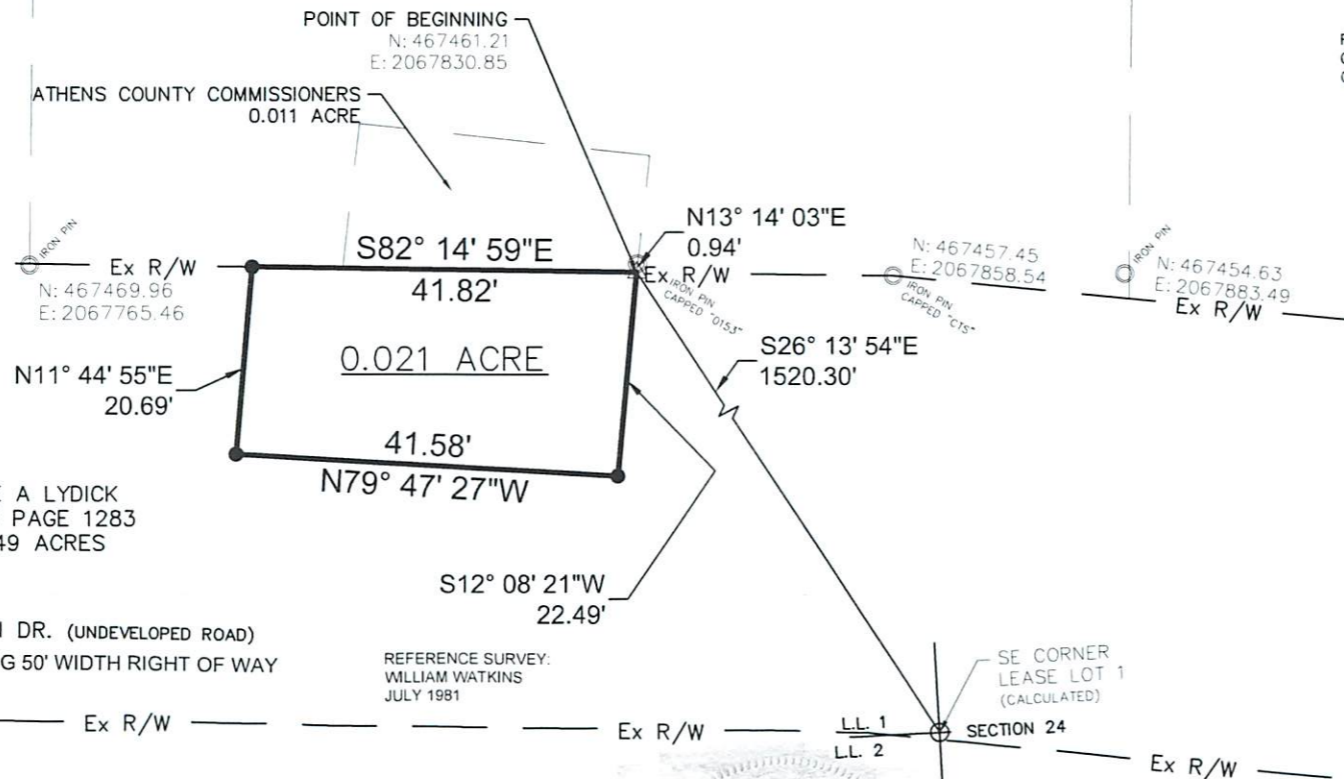
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Ryan D. Buckley*
DATE: 7/9/19

REFERENCE SURVEY:
C. THOMAS SMITH
OCTOBER 2005

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

REFERENCE SURVEY:
C. THOMAS SMITH
SEPTEMBER 2005



TRACE A LYDICK
OR 503 PAGE 1283
2.249 ACRES

GLEN DR. (UNDEVELOPED ROAD)
EXISTING 50' WIDTH RIGHT OF WAY

REFERENCE SURVEY:
WILLIAM WATKINS
JULY 1981

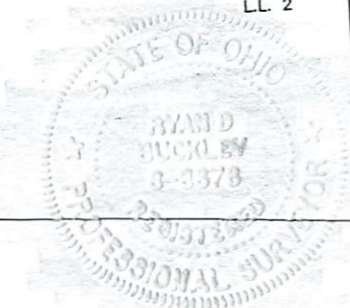
SE CORNER
LEASE LOT 1
(CALCULATED)




1 INCH = 20 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET 5/8"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.



Ryan D. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 7/9/18

PLAT OF SURVEY	
SURVEYED FOR: HDR	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 7/9/19	DRWN: JDC CHCK: RDB
JOB NO: 18074	
	
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