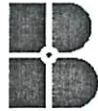


DEC 20 2016

Jill Thompson
Athens County Auditor



buckley group
engineering surveying

499 Richland Avenue Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
rbuckley@buckleygroupllc.com

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Bryan J. Thomas
DATE: 10/18/16

DESCRIPTION OF A 1.631 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **1.631 acre** parcel of land located in part of Lease Lot 49, Section 11, Athens Township, City of Athens, Township 09 North, Range 14 West, Ohio Company Purchase, Athens County, State of Ohio and being part of a 9.810 acre parcel as conveyed to Orion Ventures, LLC by a deed recorded in Official Records Book 506 at Page 28 of said county Deed Records and being more fully bounded and described as follows:

Beginning at an iron pin (set) at the southeasterly corner of said 1.631 acre tract, from which the southwesterly corner of Lease Lot 209 bears S 65° 23' 00" E, being the basis of bearings for this description, 723.61 feet for reference;

Course No. 1: Thence, N 56° 26' 21" W with the southerly line of 1.631 acre parcel, passing an iron pin (found) at 141.68 feet, being in the line of an easement as recorded in Deed Book 317 at Page 111 of said county deed records, a total distance of 264.35 feet to a point in Old Peach Ridge Road, a variable width right of way, being the northwesterly corner of a previously created 1.331 acre tract and being a point on the easterly line of a 2.40 acre parcel as conveyed to Jason Stoner by a deed recorded in Official Record Book 437 at Page 752 of said county deed records;

Course No. 2: Thence, N 20° 58' 54" E, with the westerly line of said 1.631 acre parcel, 24.63 feet to a point in said Old Peach Ridge Road, being the northeasterly corner of said 2.40 acre parcel;

Course No. 3: Thence, N 24° 25' 42" E, with the westerly line of said 1.631 acre parcel, passing an rail road spike (found) at 24.28 feet, being the northwesterly corner of said easement, a total distance of 122.90 feet to a point in said Old Peach Ridge Road, being a point on the easterly line of 1.55 acre tract as conveyed to Jaclyn Maxwell by a deed recorded in Official Records Book 376 at Page 435 of said county deed records;

Course No. 4: Thence, N 05° 30' 42" E, with westerly line of 1.631 acre parcel, 96.25 feet to a point on Old Peach Ridge Road, being a point on the easterly line of said 1.55 acre parcel;

Course No. 5: Thence, N 16° 50' 18" W, with the westerly line of said 1.631 acre parcel, 77.99 feet to an iron pin (found), being a the northeasterly corner of Kantner Subdivision as platted in Plat book 8 at Page 69 of said county Plat Books and being a point on the southerly line of State Route 33 right of way per ATH-33-12.96 plans;

Course No. 6: Thence, S 67° 15' 23" E, with the southerly right of way line of said State Route 33, 26.22 feet to an iron pin (found);

Course No. 7: Thence, S 39° 28' 47" E, with the southerly right of way line of said State Route 33, 188.22 feet to an iron pin (found);

Course No. 8: Thence, S 58° 57' 33" E, with the southerly right of way line of said State Route 33, 178.49 feet to an iron pin (set), being the north east corner of said 1.631 acre parcel;

Course No. 9: Thence, S 31° 02' 27" W, with the easterly line of said 1.631 acre parcel, 238.14 feet to the **Point of Beginning**, containing **1.631 acres**, more less, and being subject to all legal rights of way and easements of record.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

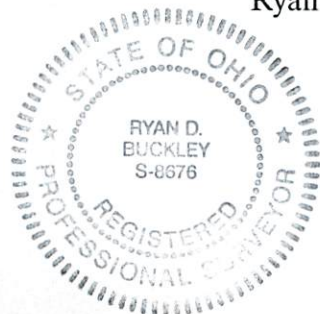
Description prepared from a field survey in July, 2015, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

October 12, 2016

Date



Ryan D. Buckley, Professional Surveyor No. 8676



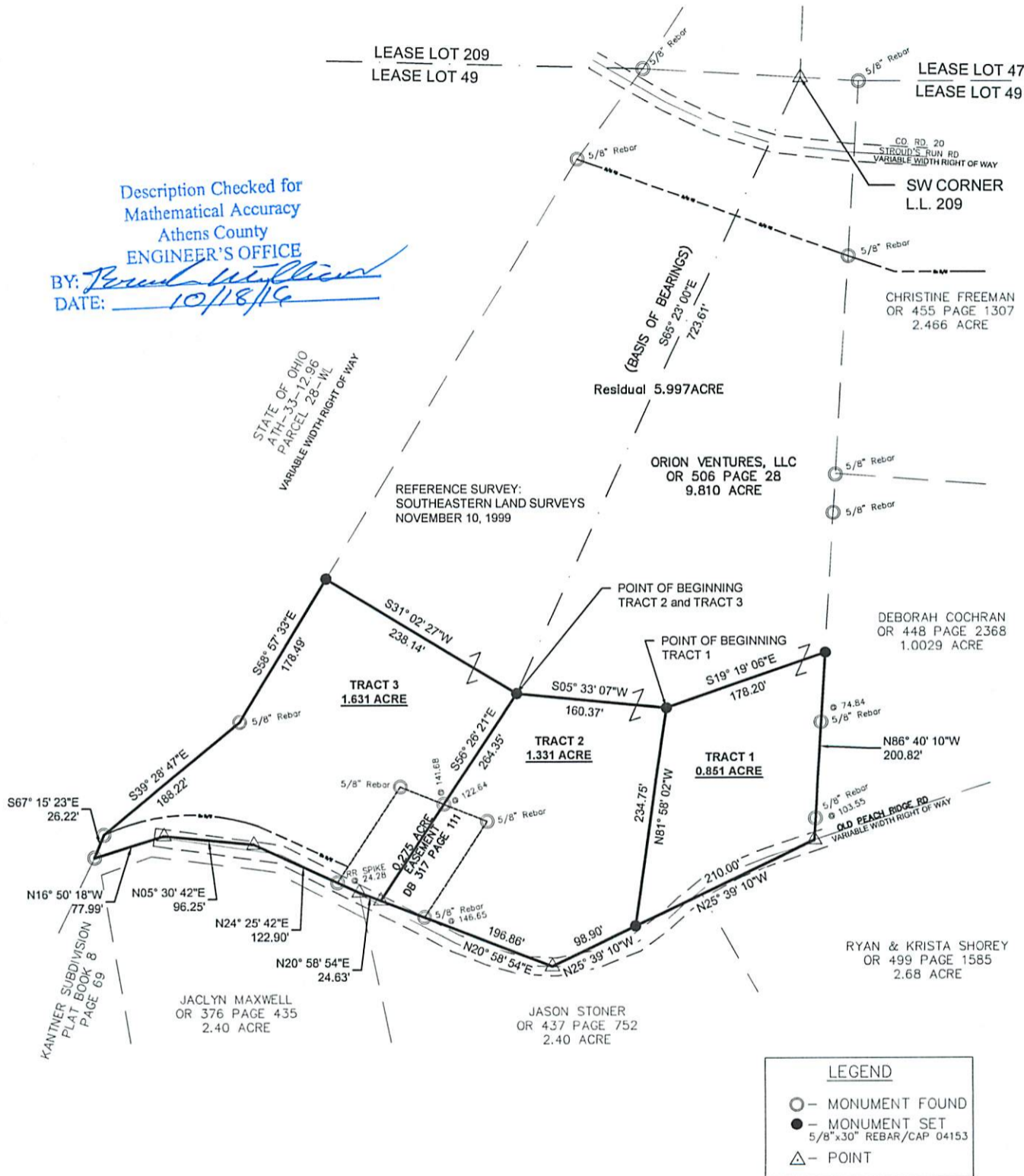


BASIS OF BEARINGS
(AS NOTED)

ie. BEARINGS SHOWN HEREON
ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE
ANGLES ONLY

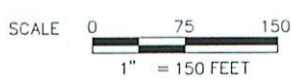
ATHENS COUNTY
ATHENS TOWNSHIP
CITY OF ATHENS
SECTION 11, LEASE LOT 49
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ryan D. Buckley*
DATE: 10/18/16



PERTINENT DOCUMENTS AND
SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAPS
SPECIFIED COUNTY TAX PARCEL MAPS
OH STATEWIDE IMAGERY PROGRAM AERIALS
PREVIOUS SURVEY PLATS (AS NOTED)

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.



PLAT OF SURVEY

SURVEYED FOR:
ORION VENTURES, LLC
2250 BAKER ROAD
ALBANY, OH 45710



DATE 10/12/16
DRWN. JDC ||CHK. RDB
JOB NO. 16852

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

Ryan D. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 10/12/16

