



buckleygroup
engineering + surveying

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brandt Willman
DATE: 8/4/17

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DESCRIPTION OF A 3.941 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **3.941acre** parcel of land located in part of Section 22, Farm Lot 100 & 101, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being part of Lot 13 of University Estates Phase I Subdivision as recorded in Plat Envelopes 532A, 532B, 533A, 533B & 534A of said county plat records and conveyed to Atlas Ventures, LLC by a deed recorded in Official Record Book 514 at Page 695 of said county deed records and part of a parcel platted as Lot 13 of University Estates Phase I as recorded in Plat Envelopes 558A & 558B of said county plat records and being more fully described as follows:

Beginning at an iron pin (set) at the northeasterly corner of said 3.941 acre parcel, being a point on the southerly line of a parcel as conveyed to Neal & Sandra Nesbitt by a deed recorded in Official Record Book 284 at Page 2144 of said county deed records and the northerly line of said Farm Lot 101, from which a railroad rail (found) being the northeasterly corner of said Farm Lot 101 bears S 85° 48' 58" E, 494.51 feet for reference;

Course No. 1: Thence, S 4° 11' 02" W, with a new division line through said Lot 13, 25.02 feet to an iron pin (set);

With the platted Lots of said University Estates Phase I the following 14 courses:

Course No. 2: Thence, S 3° 10' 02" W, 170.86 feet to an iron pin (set);

Course No. 3: Thence, S 34° 19' 38" E, 640.48 feet to an iron pin (found);

Course No. 4: Thence, N 39° 01' 48" E, 107.96 feet to an iron pin (set), being a point on the westerly line of Altamont Drive, a 60 foot width platted street;

Course No. 5: Thence, S 34° 04' 11" E, with the westerly line of said Altamont Drive, 26.13 feet to an iron pin (set);

Course No. 6: Thence, S 39° 01' 48" W, 107.84 feet to an iron pin (set);

Course No. 7: Thence, S 34° 19' 38" E, 261.20 feet to an iron pin (set);

Course No. 8: Thence, S 30° 58' 12" E, 222.64 feet to an iron pin (set), being a point on the westerly line of University Estates Boulevard, a variable width platted street;

Course No. 9: Thence, S 59° 01' 47" W, with the westerly line of said University Estates Boulevard, 54.03 feet to an iron pin (set), being a point on the northerly line of State Route 682, a variable width right of way;

With the northerly line of said State Route 682 the following 6 courses:

Course No. 10: Thence, N 34° 19' 10" W, 156.51 feet to an iron pin (set);

Course No. 11: Thence, N 54° 40' 27" E, 10.57 feet to an iron pin (set);

Course No. 12: Thence, N 35° 19' 33" W, 86.01 feet to an iron pin (set);

Course No. 13: Thence, S 54° 40' 27" W, 10.37 feet to an iron pin (set);

Course No. 14: Thence, with a non-tangent curve to the left, concave southwesterly, having a central angle of 7° 22' 54", a radius of 776.20 feet, a chord bearing and distance of N 44° 15' 34" W, 175.07 feet, an arc distance of 175.44 feet to an iron pin (set);

Course No. 15: Thence, N 64° 28' 22" W, 102.65 feet to an iron pin (set), being the southeasterly corner of a parcel as conveyed to Christopher & Dorothy Pilos by a deed recorded in Official Record Book 327 at Page 1233 of said county deed records;

Course No. 16: Thence, N 55° 40' 22" E, with the easterly line of said Pilos parcel, 27.00 feet to an iron pin (set);

Course No. 17: Thence, N 34° 19' 38" W, with the northerly line of said Pilos parcel, 135.00 feet to an iron pin (set);

Course No. 18: Thence, S 55° 40' 22" W, with the westerly line of said Pilos parcel, 27.00 feet to an iron pin (set), being the northeasterly corner of a parcel as conveyed to Christopher & Dorothy Pilos by a deed recorded in Official Record Book 138 at Page 46 of said county deed records;

Course No. 19: Thence, N 34° 19' 38" W, with the northerly line of said Pilos parcel, the northerly line of a parcel as conveyed to Christopher & Dorothy Pilos by a deed recorded in Official Record Book 388 at Page 941 of said county deed records, and the northerly line of a parcel as conveyed to Benjamin & Andrea Horsch by a deed recorded in Official Record Book 394 at Page 1688 of said county deed records, 559.08 feet to an iron pin (found);

Course No. 20: Thence, N 3° 10' 02" E, with the easterly line of said Horsch parcel, the easterly line of a parcel as conveyed to Charles & Eva Moore by a deed recorded in Deed Book 289 at Page 365 of said county deed records, and the easterly line of a parcel as conveyed to Neal & Sandra Nesbitt by a deed recorded in Official Record Book 384 at Page 2433 of said county deed records, 249.43 feet to an iron pin (found), being a point on the southerly line of said Nesbitt (OR 284 PG 2144) parcel and northerly line of said Farm Lot 101;

Course No. 9: Thence, S 85° 48' 58" E, with the southerly line of said Nesbitt (OR 284 PG 2144) parcel and northerly line of said Farm Lot 101, 150.48 feet to the **Point of Beginning**, containing **3.941 acres**, more or less, of which 3.536 acres is in Farm Lot 101 and 0.405 acres in is Farm Lot 100, and being subject to all legal rights of way and easements of record. ** See Below

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

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

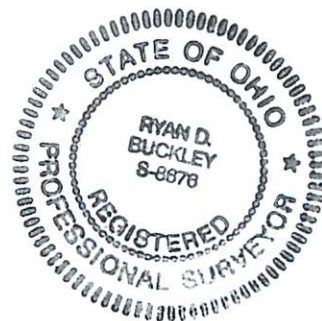
This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey made by The Buckley Group, LLC completed in July 2017.

July 24, 2017

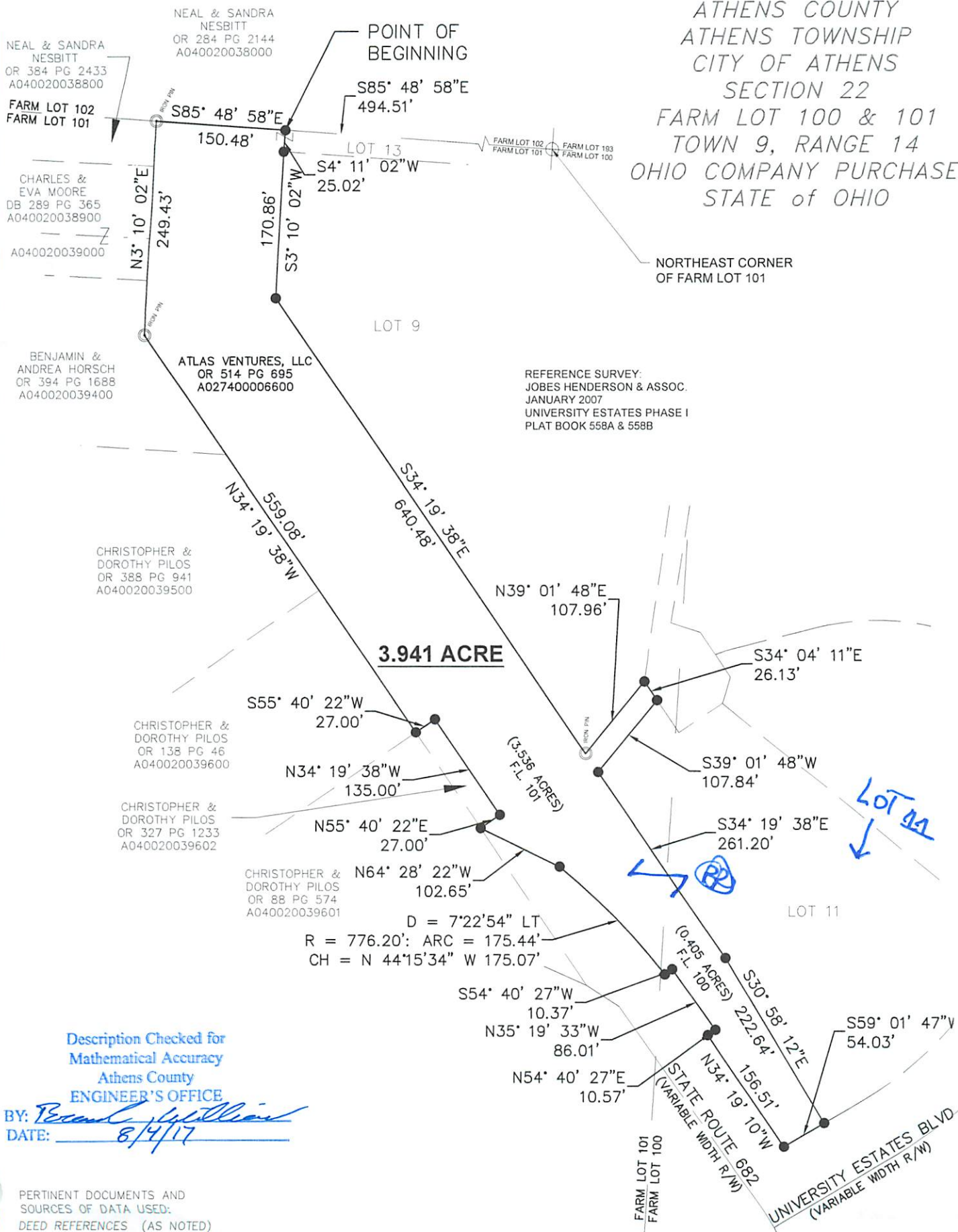
Date


Ryan D. Buckley, Professional Surveyor No. 8676

** Said 3.941 acre parcel is to be held continuous and contiguous with Lot 11 of University Estates Subdivision Phase 1.



ATHENS COUNTY
ATHENS TOWNSHIP
CITY OF ATHENS
SECTION 22
FARM LOT 100 & 101
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: 8/4/17

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

LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET 5/8" x 30" REBAR/CAP 04153
△	POINT



1 INCH = 150 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

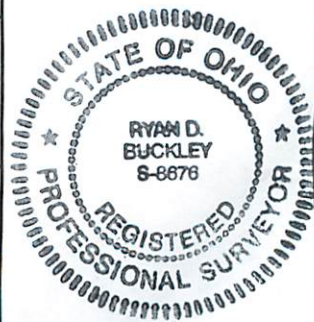
ATTENTION:
THIS PLAT OF SURVEY REPRESENTS
THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS
ADOPTED 5-1-80 OF THE ADMINISTRATIVE
CODE CHAPTER 4733-37. LOCAL
GOVERNING REQUIREMENTS IF MORE
STRINGENT, SHALL BE ADHERED TO.

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

PLAT OF SURVEY

SURVEYED FOR:
ATLAS VENTURES, LLC
7034 WOODMERE DRIVE
ATHENS, OH 45701

DATE	04/21/17
DRWN.	RDB J CHK. RDB
JOB NO.	17938



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ENGINEERING SURVEYING PLANNING

RDB
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 8/3/17