



**buckley group**  
engineering + surveying

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Perennial J. Williams*  
DATE: 8/14/17

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

## DESCRIPTION OF A 2.755 ACRE PARCEL

### Situated in Athens Township, Athens County, State of Ohio

Being a **2.755** acre parcel of land located in part of Section 22, Farm Lot 193, 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 inclusive of a parcel platted as Lot 7D 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 northwesterly corner of said 2.755 acre parcel, from which the northwesterly corner of the south half of said Farm Lot 193 bears N 41° 47' 40" W, 35.27 feet for reference;

**Course No. 1:** Thence, S 87° 00' 05" E, 770.44 feet to an iron pin (found);

**Course No. 2:** Thence, N 9° 49' 30" E, 25.44 feet to an iron pin (set),

**Course No. 3:** Thence, S 41° 01' 22" E, 85.14 feet to an iron pin (set), being a point on the northerly line of Altamont Drive, a 60 foot width platted street;

**Course No. 4:** Thence, S 48° 58' 38" W, with the northerly line of said Altamont Drive, 66.00 feet to an iron pin (found);

**Course No. 5:** Thence, N 41° 01' 22" W, 72.08 feet to an iron pin (set);

**Course No. 6:** Thence, N 87° 00' 05" W, 260.27 feet to an iron pin (found);

**Course No. 7:** Thence, S 3° 22' 39" W, 195.00 feet to an iron pin (found);

**Course No. 8:** Thence, N 87° 00' 05" W, 475.01 feet to an iron pin (found);

**Course No. 9:** Thence, N 3° 22' 39" E, 225.00 feet to the **Point of Beginning**, containing **2.755 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.

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

  
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Ryan D. Buckley, Professional Surveyor No. 8676



ATHENS COUNTY  
ATHENS TOWNSHIP  
CITY OF ATHENS  
SECTION 22  
FARM LOT 193  
TOWN 9, RANGE 14  
OHIO COMPANY PURCHASE  
STATE of OHIO

NORTHWEST CORNER  
OF SOUTH HALF  
OF FARM LOT 193

NEAL & SANDRA  
NESBITT  
OR 170 PG 174  
A040020037700

FARM LOT 102  
FARM LOT 193

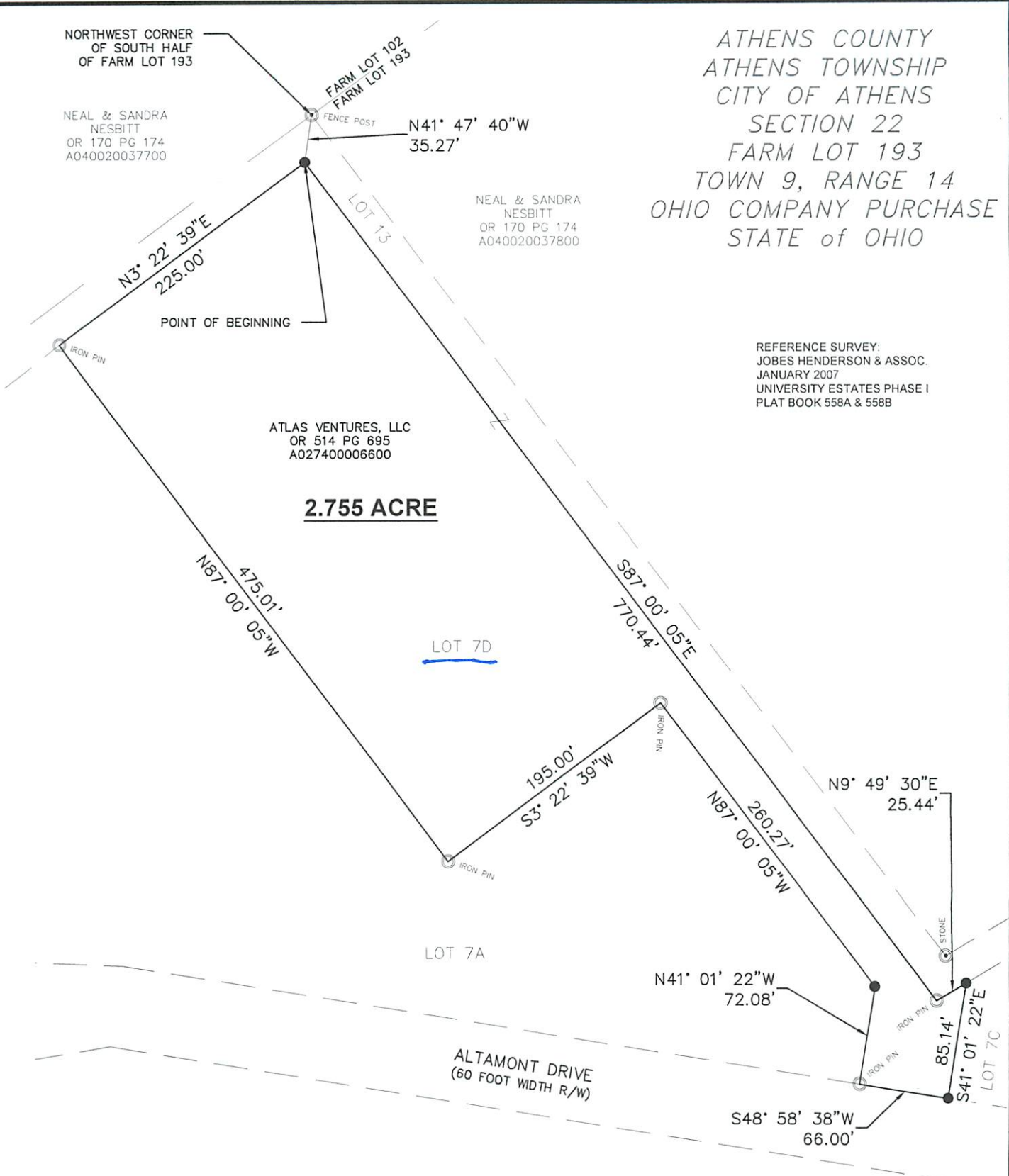
N41° 47' 40"W  
35.27'

NEAL & SANDRA  
NESBITT  
OR 170 PG 174  
A040020037800

REFERENCE SURVEY:  
JOBES HENDERSON & ASSOC.  
JANUARY 2007  
UNIVERSITY ESTATES PHASE I  
PLAT BOOK 558A & 558B

ATLAS VENTURES, LLC  
OR 514 PG 695  
A027400006600

**2.755 ACRE**



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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Bruce Miller*  
DATE: 8/4/17

**LEGEND**

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



1 INCH = 100 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 | CHCK: 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