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Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: *Perennial Williams*
DATE: 1/17/13

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DESCRIPTION OF A 32.359 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a 32.359 acre parcel of land located in part of Section 27 & 33, Lease Lot 126 & 127, Township 9, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio and being all of a residual parcel as conveyed to Robert J. Smith by a deed recorded in Deed Book 354 at Page 535 of said county Deed Records and being more fully bounded and described as follows:

Beginning at an iron pin (found) at the northwesterly corner of said 32.359 acre parcel being the northwest corner of Lease Lot 127, the southwesterly corner of a 41.822 acre parcel as conveyed to Roger Lonas & Rita Lyn Henry by a deed recorded in Deed Book 335 at Page 351 of said county deed records and a point on the easterly line of a 57.32 acre parcel as conveyed to Charles Olson, et al. by a deed recorded in Official Record Book 308 at Page 2231 of said county deed records;

Course No. 1: Thence, S 84° 36' 38" E, being the basis of bearings for this description, with the southerly line of said 41.822 acre parcel and the southerly line of a 53.812 acre parcel as conveyed to Thomas & Katherine Scott by a deed recorded in Official Record Book 526 at Page 1384 of said county deed records, 1324.00 feet to an iron pin (found), being the northwesterly corner of a 15.029 acre parcel as conveyed to Jeremy & Kathy Biddinger by a deed recorded in Deed Book 329 at Page 1914 of said county deed records;

Course No. 2: Thence, S 6° 49' 26" W, with the westerly line of said 15.029 acre parcel and westerly line of a 20.00 acre parcel as conveyed to Stephen & Kim Algeo McKinley by a deed recorded in Official Record Book 296 at Page 121 of said county deed records, passing an iron pin (found) at 844.56 feet for reference, a total distance of 1257.91 to an iron pin (found), being the northeasterly corner of a 3.877 acre parcel as conveyed to Stephen & Kim McKinley by a

deed recorded in Official Record Book 83 at Page 716 of said county deed records;

Course No. 5: Thence, S 45° 14' 03" W, with the northerly line of said 3.877 acre parcel, 469.63 feet to an iron pin (found);

Course No. 6: Thence, S 43° 59' 12" E, with the westerly line of said 3.877 acre parcel, passing an iron pin (found) at 648.14 feet for reference, a total distance of 678.14 feet to a point, being a point on the centerline of Lavelle Road (TR-241);

Course No. 7: Thence, with said centerline along a curve to the right, having a central angle of 5° 26' 31", a radius of 648.03 feet, a chord bearing and distance of S 44° 58' 22" W, 61.53 feet, and an arc length of 61.55 feet to a point;

Course No. 8: Thence, S 50° 10' 47" W, with said centerline, 52.66 feet to a point, being the southeasterly corner of a 23.655 acre parcel as conveyed to Donald & Stephanie Wood by a deed recorded in Official Record Book 511 at Page 2370 of said county deed records;

Course No. 9: Thence, N 39° 01' 51" W, with the easterly line of said 23.655 acre parcel, passing an iron pin (found) at 30.00 feet for reference, a total distance of 587.92 feet to an iron pin (set);

Course No. 10: Thence, N 61° 16' 34" W, with the easterly line of said 23.655 acre parcel, 236.13 feet to an iron pin (found);

Course No. 11: Thence, N 11° 48' 43" E, with the easterly line of said 23.655 acre parcel, 779.12 feet to an iron pin (found);

Course No. 12: Thence, N 68° 54' 00" W, with the northerly line of said 23.655 acre parcel, 377.60 feet to an iron pin (found);

Course No. 13: Thence, N 86° 07' 30" W, with the northerly line of said 23.655 acre parcel, 522.30 feet to an iron pin (found), being a point on the easterly line of a 48.790 acre parcel as conveyed to Melvin & Reba McDaniel by a deed

recorded in Official Record Book 290 at Page 1088 of said county deed records;

Course No. 14: Thence, N 05° 08' 47" E, with the easterly line of said 48.790 acre parcel and easterly line of said 57.32 acre parcel, 768.31 feet to the **Point of Beginning**; containing **32.359 acres**, more or less, of which 0.078 acres is road right of way, and being 30.803 acres in Lease Lot 127 and 1.556 acres in Lease Lot 126, and being subject to all legal rights of way and easements of record.

Being subject to and having access to a joint driveway and right of way and utility easement as recorded in Official Record Book 511 at Page 2376 of said county deed records.

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

Description prepared from a field survey in January, 2018, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

January 11, 2018

Date


Ryan D. Buckley, Professional Surveyor No. 8676



