



6801 State Route 56 Athens, Ohio 45701  
www.buckley.group

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

OCT 10 2024

Jill Davidson  
Athens County Auditor

**TRACT 3**  
**DESCRIPTION OF A 1.244 ACRE PARCEL**

**Situated in City of Athens, Section 17, Athens Township, Athens County, State of Ohio**

Being a **1.244 acre** parcel of land located in part of Athens County, Athens Township, Section 17, City of Athens, Ohio Company Purchase, Township 9 North, Range 14 West, State of Ohio, parcel# A027400014600 and being part of Lot 131 as platted in University Estates Phase 2 in Envelope 563A of said county plat records and being more fully described as follows:

**Beginning** at an iron pin (set) at the northwesterly corner of said 1.244 acre parcel being a point on the easterly right of way line of Broadmoor Court, a 50 foot width right of way, from which an iron pin (set), being the Northwest corner of Lot 131 of said University Estate Phase 2, bears N 23° 59' 46" W, 439.20 feet for reference:

With a new division line through said Lot 131, the following 2 courses are made:

**Course No. 1:** Thence, N 66° 00' 14" E, 279.22 feet to an iron pin (set);

**Course No. 2:** Thence, S 11° 25' 31" E, 217.98 feet to an iron pin (set), being a point on the westerly right of way line of University Estates Boulevard, a variable width right of way;

**Course No. 3:** Thence, S 28° 05' 36" W, with the westerly line of said University Estates Boulevard, 29.68 feet to an iron pin (set);

**Course No. 4:** Thence, curve to the right with the westerly right of way line of said University Boulevard, concave northerly, delta of 93° 37' 19", radius of 100.00 feet, chord direction & length S 74° 54' 21" W, 145.82 feet, arc length of 163.40 feet;

**Course No. 5:** Thence, curve to the right with the easterly right of way line of Broadmoor Court, a 50 width right of way, concave northerly, delta of 34° 17' 09", radius of 370.00 feet, chord direction & length N 41° 08' 20" W, 218.12 feet, arc length of 221.41 feet to the point of **Beginning** containing 1.244 acres, more or less, and being subject to all legal easements and rights of way of record.

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 96) datum.

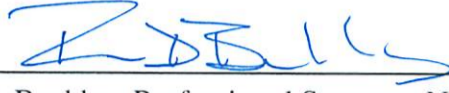
Plat of survey is attached hereto and made a part thereof.

All iron pins set being 3/4" 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 conducted by Buckley Group, LLC completed in August 2024.

10/15/24

Date

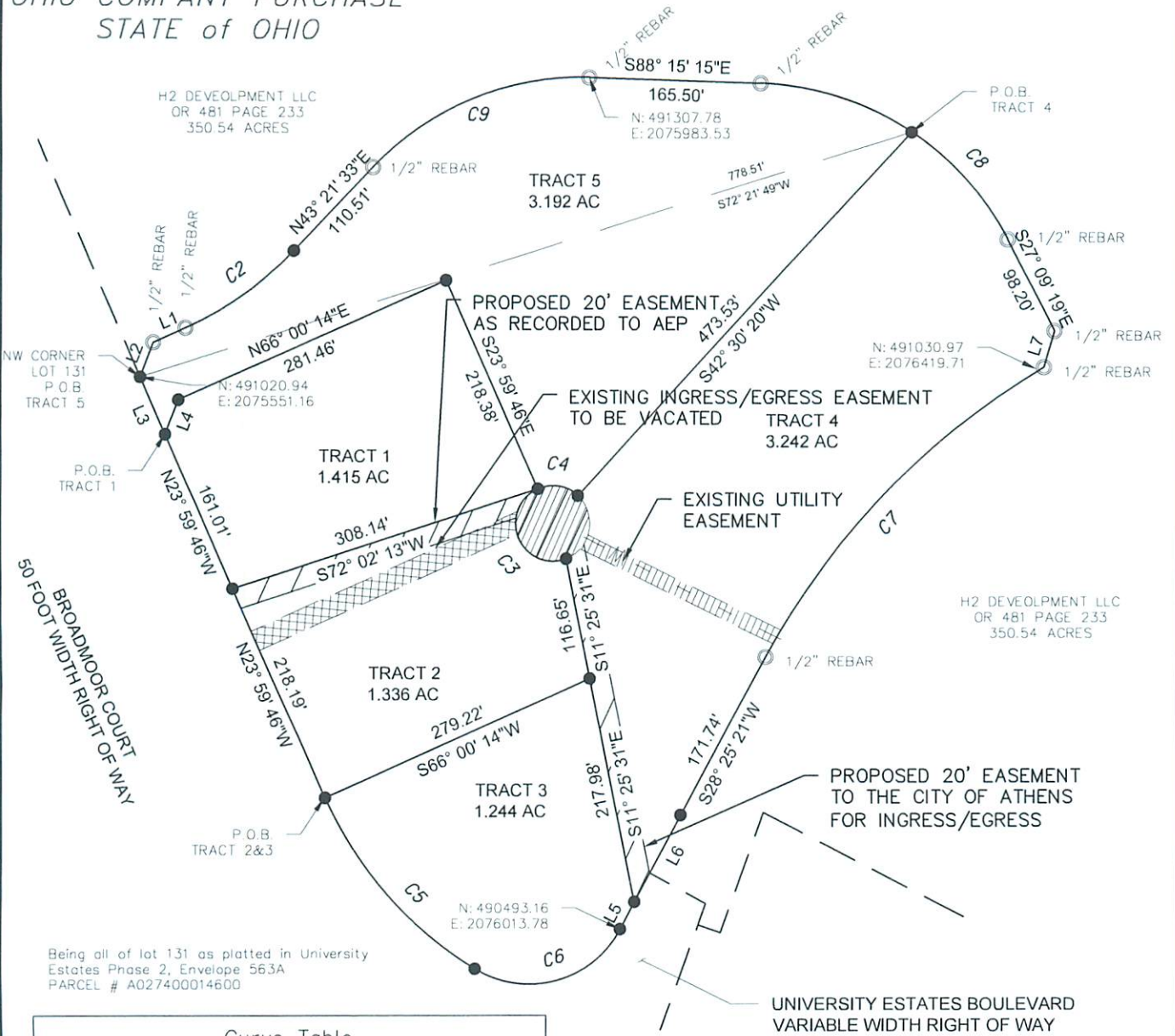


Ryan D. Buckley, Professional Surveyor No. 8676



ATHENS COUNTY  
 CITY OF ATHENS  
 ATHENS TOWNSHIP  
 SECTION 17  
 FARM LOTS: 62,65,195  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

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



Being all of lot 131 as platted in University Estates Phase 2, Envelope 563A  
 PARCEL # A027400014600

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.49'	275.00'	31°58'46"	S72° 15' 54"E	151.51'
C2	128.44'	325.00'	22°38'39"	N54° 40' 53"E	127.61'
C3	111.26'	36.00'	177°04'49"	S22° 32' 11"E	71.98'
C4	41.78'	36.00'	66°30'06"	N80° 44' 43"W	39.48'
C5	221.41'	370.00'	34°17'09"	N41° 08' 20"W	218.12'
C6	163.40'	100.00'	93°37'19"	S74° 54' 21"W	145.82'
C7	388.56'	730.00'	30°29'50"	S43° 40' 16"W	383.99'
C8	139.77'	275.00'	29°07'14"	S41° 42' 54"E	138.27'
C9	232.24'	275.00'	48°23'13"	N67° 33' 09"E	225.40'

Parcel Line Table

Line #	Length	Direction
L1	34.16'	N66° 00' 14"E
L2	35.33'	N21° 00' 14"E
L3	60.00'	N23° 59' 46"W
L4	35.33'	N21° 00' 14"E
L5	29.68'	S28° 05' 36"W
L6	94.35'	S28° 18' 46"W
L7	36.25'	S16° 22' 22"W

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET  
3/4"x30" 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

DATE 10/15/24  
 DRWN JDC |CHK RDB  
 JOB NO. 232233

PLAT OF SURVEY

SURVEYED FOR:  
 ATLAS VENTURES LLC



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 ATHENS, OH 45701  
 PH: (740)589-5001  
 WEB: buckleygroup

RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 10/15/24

