



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 2
DESCRIPTION OF A 1.336 ACRE PARCEL

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

Being a **1.336 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 southwesterly corner of said 1.336 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:

Course No. 1: Thence, N 23° 59' 46" W, with the easterly right of way line of said Broadmoor Court, 218.19 feet to an iron pin (set);

With a new division line through said Lot 131, the following 4 courses are made:

Course No. 2: Thence, N 72° 02' 13" E, 308.14 feet to an iron pin (set);

Course No. 3: Thence, with a non-tangential curve to the left, concave northeasterly, delta of 177° 04' 49", radius of 36.00 feet, chord direction & length S 22° 32' 11" E, 71.98 feet, arc length of 111.26 feet;

Course No. 4: Thence, S 11° 25' 31" E, 116.65 feet to an iron pin (set);

Course No. 5: Thence, S 66° 00' 14" W, 279.22 feet to the point of **Beginning** containing 1.336 acres, more or less, and being subject to all legal easements and rights of way of record.

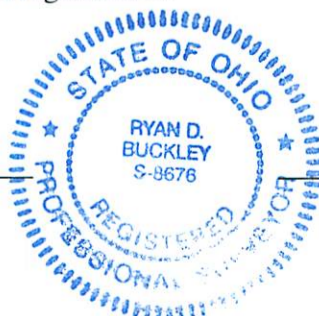
Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 96) datum.


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.

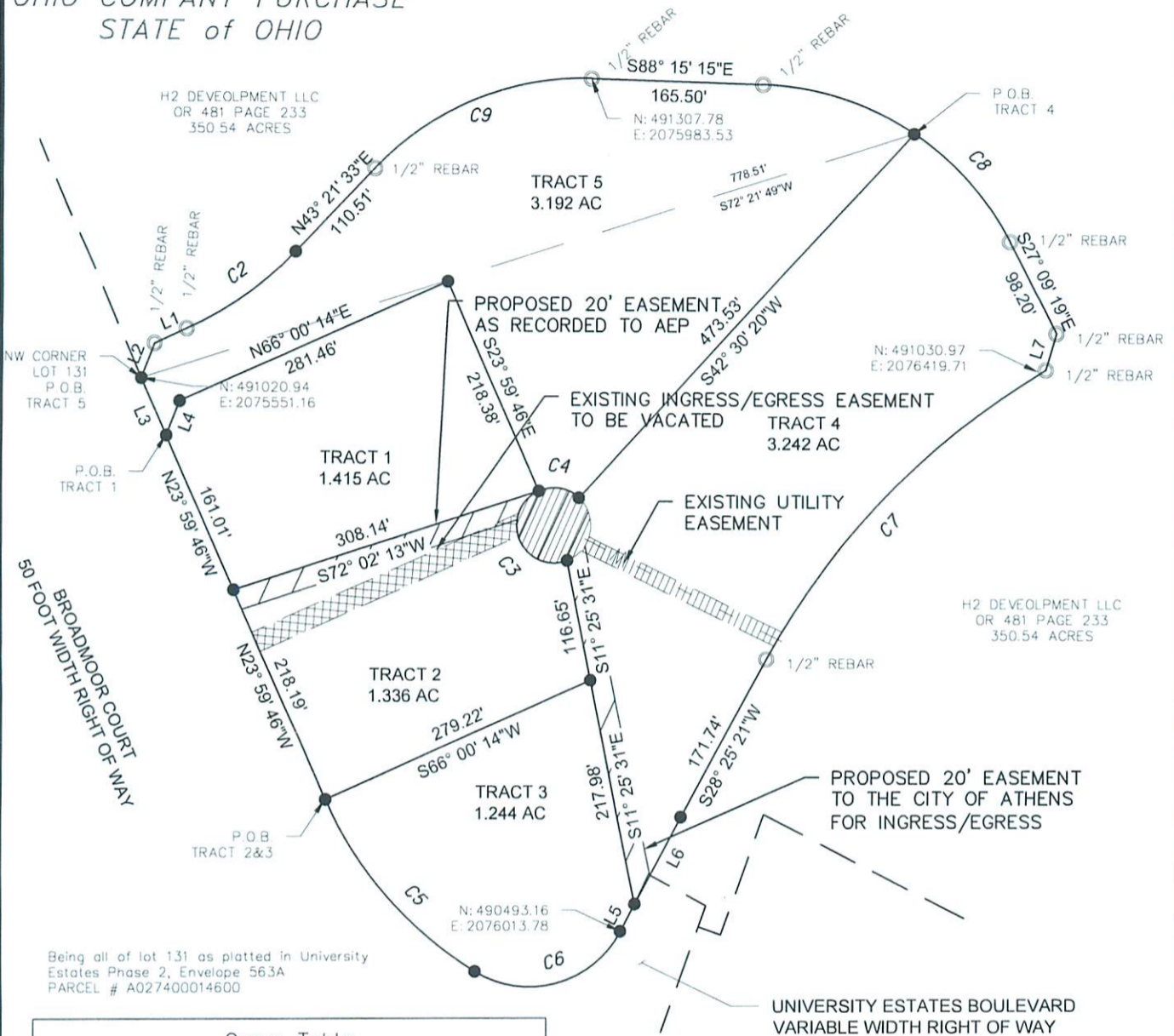
10/15/24
Date




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" 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

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

PLAT OF SURVEY

SURVEYED FOR:
 ATLAS VENTURES LLC



6801 STATE ROUTE 56,
 ATHENS, OH 45701
 PH: (740)589-5001
 WEB: buckleygroup

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

