



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 4**  
**DESCRIPTION OF A 3.242 ACRE PARCEL**

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

Being a **3.242 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 northeasterly corner of said 3.242 acre parcel being a point on a westerly line of a 350.54 acre parcel as conveyed to H2 Development LLC, as conveyed by a deed recorded in Official Record Book 481 at Page 233 of said county deed records, from which an iron pin (set), being the Northwest corner of Lot 131 of said University Estates Phase 2, bears S 72° 21' 49" W, 778.51 feet for reference:

With said 350.54 acre parcel the following 6 courses:

- Course No. 1:** Thence, with a curve to the right, concave southerly, delta of 29° 07' 14", radius of 275.00 feet, chord direction & length S 41° 42' 54" E, 138.27 feet, arc length of 139.77 feet to an iron pin found ( 1/2 rebar);
- Course No. 2:** Thence, S 27° 09' 19" E, 98.20 feet to an iron pin found ( 1/2 rebar);
- Course No. 3:** Thence, S 16° 22' 22" W, 36.25 feet to an iron pin found ( 1/2 rebar);
- Course No. 4:** Thence, curve to the left, concave southerly, delta of 30° 29' 50", radius of 730.00 feet, chord direction & length S 43° 40' 16" W, 383.99 feet, arc length of 388.56 feet, to an iron pin found (1/2 rebar);
- Course No. 5:** Thence, S 28° 25' 21" W, 171.74 feet to an iron pin (set);
- Course No. 6:** Thence, S 28° 18' 46" W, 94.35 feet to an iron pin (set), being a point on the westerly right of way of University Estates Boulevard, a variable width right of way;

With new division line through said lot 131 parcel the following 4 courses:

- Course No. 7:** Thence, N 11° 25' 31" W, 334.63 feet, passing an iron pin (set) at 217.98 feet for reference, to an iron pin (set);
- Course No. 8:** Thence, with a curve to the right, concave northerly, delta of 177° 04' 49", radius of 36.00 feet, chord direction & length N 22° 32' 11" W, 71.98 feet, arc length of 111.26 feet to an iron pin (set);
- Course No. 9:** Thence, with a curve to the right, concave southerly, delta of 66° 30' 06", radius of 36.00 feet, chord direction & length S 80° 44' 43" E, 39.48 feet, arc length of 41.78 feet to an iron pin (set);
- Course No. 10:** Thence, N 42° 30' 20" E, 473.53 feet to the point of **Beginning** containing 3.242 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.

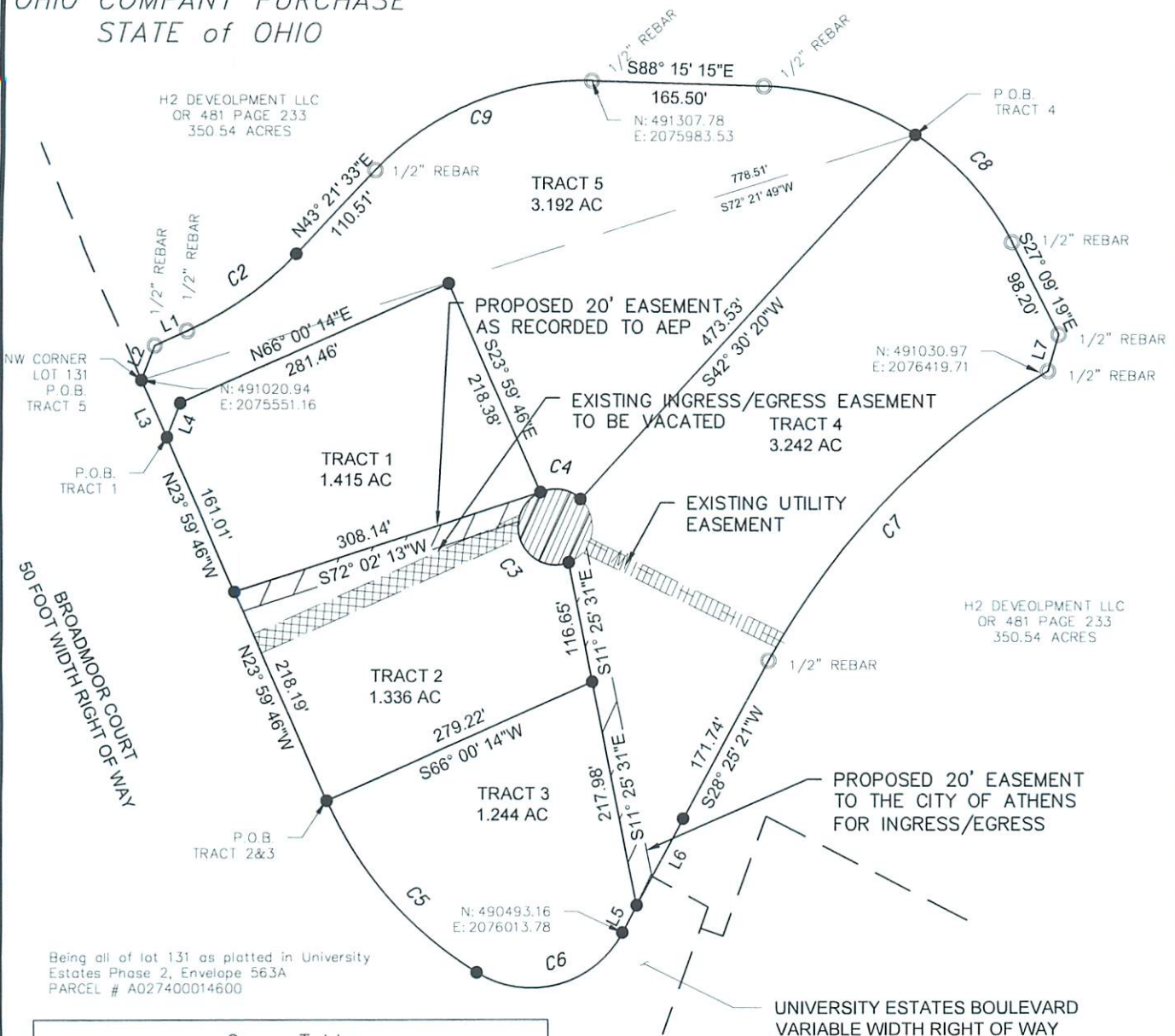
10/15/24  
Date

  
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 | CHCK. 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

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

