



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
www.buckley.group

DESCRIPTION OF A 2.485 ACRE

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

Being a **2.485 acre** parcel of land located in State of Ohio, Athens County, Athens Township, Section 22, Farm Lot 101, Township 9, Range 14, Ohio Company Purchase, and being part of a 21.00 acre parcel as conveyed to East State Street Development Co. LLC. by a deed recorded in Official Record Book 526 at Page 969 of said county deed records and being more particularly described as follows:

Beginning at an iron pin (set) on the northerly line of said 2.485 acre tract, being a point on the southerly line of a 0.420 acre parcel as conveyed to Christopher & Dorothy Pilos by a deed recorded in Official Record Book 88 at Page 574 of said county deed records, from which an iron rail found being the north east corner of said Farm Lot 101 bears, S 15° 47' 09" W, 922.91 feet for reference;

Course No. 1: Thence, S 58° 54' 39" E, with the southerly line of said 0.420 acre parcel, 64.96 feet to a point;

With a new division line through said 21.00 acre parcel, the following 5 courses:

Course No. 2: Thence, S 53° 38' 04" W, passing an iron pins found (Canter-7226) at 50.00 feet & 468.72 feet for reference, a total distance of 499.88 feet to an iron pin (set);

Course No. 3: Thence, N 60° 44' 03" W, 298.24 feet to an iron pin (set);

Course No. 4: Thence, N 29° 15' 57" E, 267.01 feet to an iron pin (set);

Course No. 5: Thence, S 60° 44' 03" E, 353.32 feet to an iron pin (set);

Course No. 6: Thence, N 53° 38' 04" E, 209.02 feet to the **Point of Beginning**, containing **2.485 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.

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 "CANTER-7226".

This description was prepared under the direct supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey performed by Buckley Group, LLC completed in July 2021.

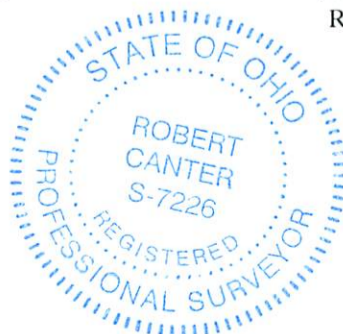
July 27, 2021
Date

Robert C. Canter - 7-27-21
Robert C. Canter, Professional Surveyor No. 7226

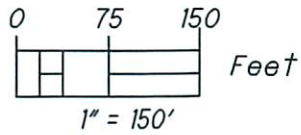
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUL 28 2021

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bryan J. Galloway
DATE: 7/28/21



Monument Table		
Point	Northing	Easting
A	486355.84	2072241.58
B	486107.56	2071904.41
C	486089.08	2071879.31
D	486234.88	2071619.14
E	486467.82	2071749.67
F	486507.93	2071423.15
G	486874.43	2071468.26
H	486673.85	2071803.60
I	486533.46	2072036.42
J	486519.73	2072059.20
K	486419.03	2072226.21
L	486295.09	2072057.89
M	487066.74	2071146.72
N	486255.86	2071392.13

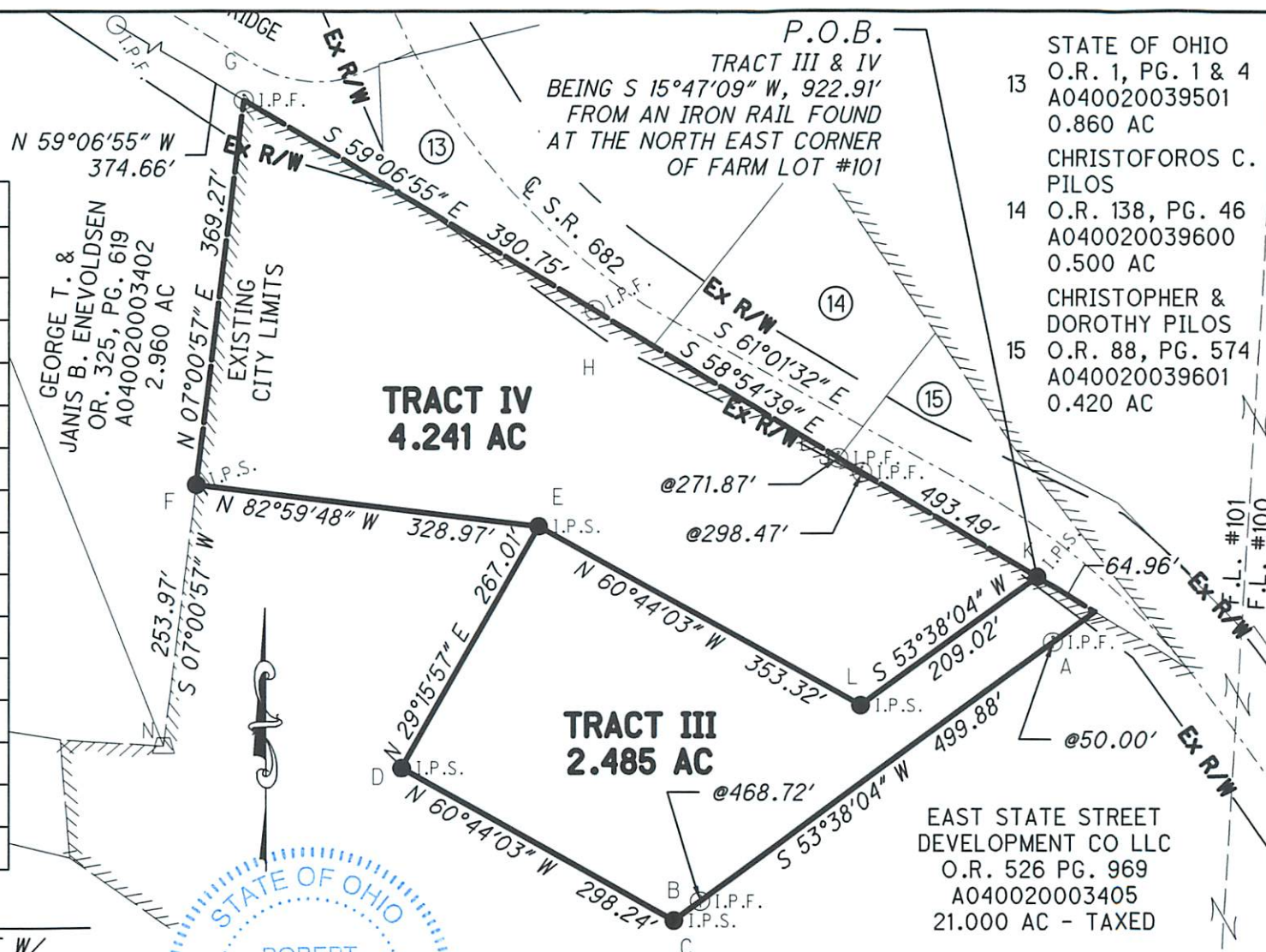
LEGEND

- I.P.S. 3/4" X 30" REBAR SET W/
1-1/4" PLASTIC CAP STAMPED
"CANTER-7226"
- ⊙ I.P.F. 5/8" X 30" REBAR SET W/
1-1/4" PLASTIC CAP STAMPED
"CANTER-7226" FROM PREV.
SURVEY
- △ STONE FOUND



Description Checked for
Mathematical Accuracy

Athen's County
Recorder's Office
BY: *[Signature]*
DATE: 7/28/21



P.O.B.
TRACT III & IV
BEING S 15°47'09" W, 922.91'
FROM AN IRON RAIL FOUND
AT THE NORTH EAST CORNER
OF FARM LOT #101

- 13 STATE OF OHIO
O.R. 1, PG. 1 & 4
A040020039501
0.860 AC
CHRISTOFOROS C.
PILOS
- 14 O.R. 138, PG. 46
A040020039600
0.500 AC
CHRISTOPHER &
DOROTHY PILOS
- 15 O.R. 88, PG. 574
A040020039601
0.420 AC

SITUATE IN THE STATE OF OHIO,
ATHENS COUNTY, ATHENS TOWNSHIP,
SEC. 22, T9N, R14W, FARM LOT #101,
AND BEING PART OF A 21.000 ACRE
PARCELS CONVEYED TO EAST STATE
STREET DEVELOPMENT CO LLC
RECORDED IN O.R. 526 PG. 969

REFERENCES:
CURRENT TAX MAPS
HISTORICAL TAX MAPS
DEEDS AS NOTED
A 48.134 AC SURVEY BY:
JOHN M. BRANNER P.S. 6805
DATED OCT. 1997
A 2.956 AC AND A 1.891 AC
SURVEY BY:
JOHN M. BRANNER P.S. 6805
DATED SEP. 2004

NOTES:
ALL BEARINGS, COORDINATES
AND DISTANCES ARE
EXPRESSED AS OHIO STATE
PLANE SOUTH ZONE GRID, US
SURVEY FEET NAD83 (2011).
REFERENCE THE C OF S.R. 682
AS BEING: S 61°01'32" E

EAST STATE STREET
DEVELOPMENT CO LLC
O.R. 526 PG. 969
A040020003405
21.000 AC - TAXED

SURVEYED JULY 13, 2021 UNDER THE DIRECTION AND
SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT
TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

[Signature] 7/27/21
ROBERT C. CANTER P.S. #7226 DATE

PLAT OF SURVEY	
SURVEY FOR: WODA COOPER DEVELOPMENT, INC.	
JOB #211790	DATE: 07/27/2021
DRWN: DAC	CHK: RCC
6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	