



6801 State Route 56 Athens, Ohio 45701  
Phone: 740-589-5001 Fax: 740-589-5004  
rbuckley@buckleygroupllc.com

## DESCRIPTION OF A 0.958 ACRE PARCEL

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

Being a **0.958 acre** parcel of land located in part of Section 13, Lease Lot 53, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio and being all of a 1.07 acre parcel as conveyed to BZB Development, LLC by a deed recorded in Official Record Book 542 at Page 2390 of said county deed records and being more fully described as follows:

**Beginning** at an iron pin (set) at the northeasterly corner of said 0.958 acre parcel, being a point on the southerly line of a 1.00 acre parcel as conveyed to William R. Cuckler, Trustee by a deed recorded in Volume Book 250 at Page 387 of said county deed records, a point on the westerly of a 15.127 acre parcel as conveyed to Southeastern Ohio Holding, LTD by a deed recorded in Official Record Book 487 at Page 1194, and the northeasterly corner of Lot 1 of Moore Subdivision as platted in Plat Book 7 at Page 103 of said county plat records;

**Course No. 1:** Thence, S 39° 16' 29" W, with the westerly line of said 15.127 acre parcel, 276.00 feet to a point, being the northeasterly corner of Lot 2 of said Moore Subdivision;

**Course No. 2:** Thence, N 50° 04' 31" W, with the northerly line of said Lot 2, passing an iron pin (set) at 15.48 feet for reference, a total distance of 216.61 feet to an iron pin (set), being a point on the easterly right of way line of Bent Brook Road, a variable width right of way;

With the easterly right of way line of said Bent Brook Road the following 4 courses:

**Course No. 3:** Thence, N 30° 03' 15" E, 83.80 feet to an iron pin (set);

**Course No. 4:** Thence, S 73° 04' 56" E, passing an iron pin (set) at 52.70 feet for reference, a total distance of 57.71 feet to an iron pin (set);

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

DEC 08 2020

Jill Thompson  
Athens County Auditor

**Course No. 5:** Thence, N 46° 23' 34" E, passing an iron pin (set) at 5.00 feet for reference, a total distance of 43.14 feet to an iron pin (set);

**Course No. 6:** Thence, N 29° 28' 08" W, 3.20 feet to an iron pin (set);

**Course No. 7:** Thence, S 86° 21' 01" E, with the southerly line of said 1.00 acre parcel, 214.43 feet to an iron pin (set), to the **Point of Beginning**, containing **0.958 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 96) datum.


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

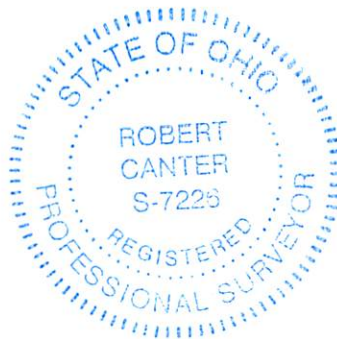
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Canter -7226".

This description was prepared under the direct supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Buckley Group, LLC completed in May 2020

May 20, 2020  
Date

  
Robert C. Canter, Professional Surveyor No. 7226

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 8/4/2020



ATHENS COUNTY  
ATHENS TOWNSHIP  
SECTION 13  
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

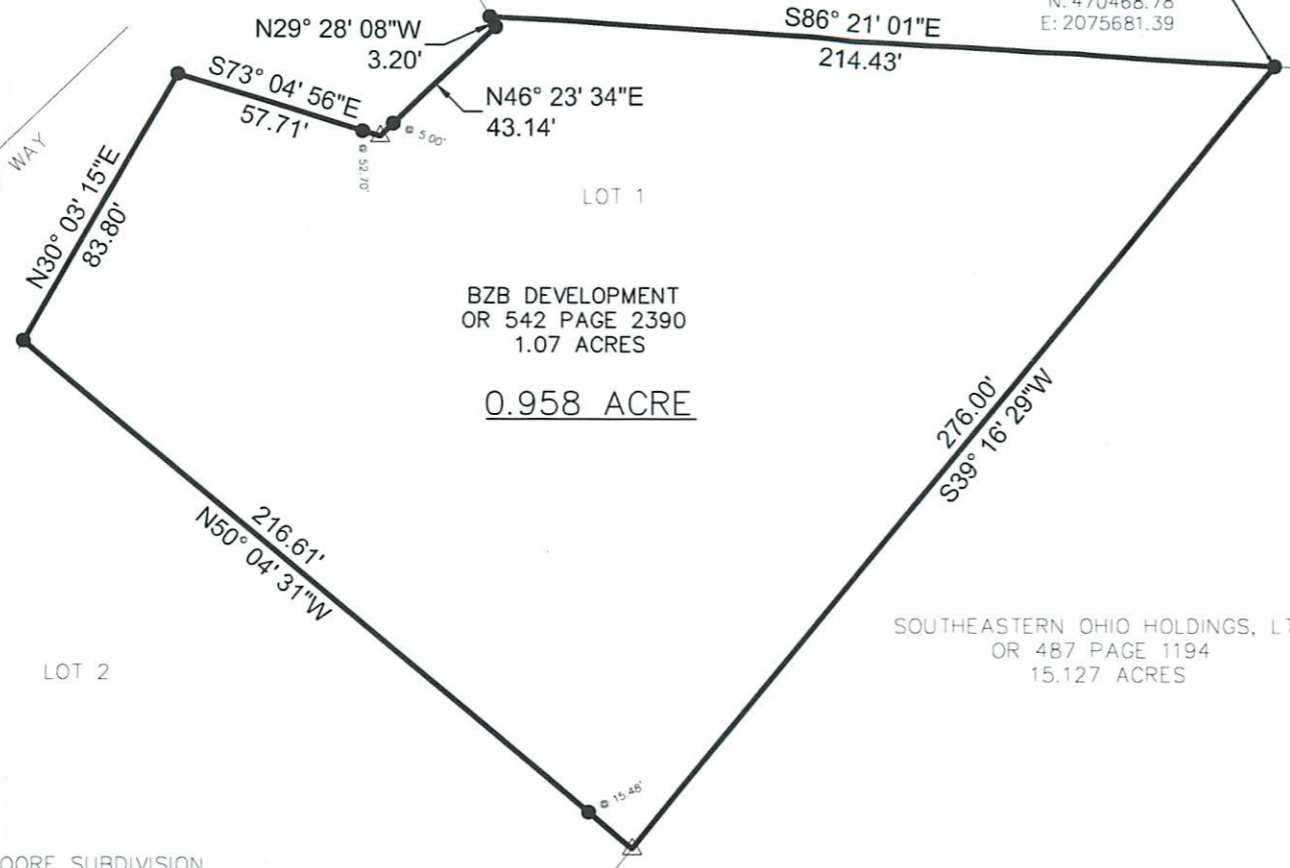


1 INCH = 50 FEET  
NOTE: DRAWING SCALE MAY BE  
ADJUSTED DUE TO REPRODUCTION

WILLIAM R. CUCKLER, TRUSTEE  
VOL 250 PAGE 387  
1.00 ACRES

POINT OF BEGINNING  
NE CORNER LOT 1  
MOORE SUBDIVISION  
N: 470468.78  
E: 2075681.39

L.L. 54  
L.L. 53



OHIO DEPARTMENT  
OF TRANSPORTATION  
ATH-50-4.89-11.23  
RIGHT OF WAY PLAN  
BENT BROOK RD  
VARIABLE WIDTH RIGHT OF WAY

LOT 1  
BZB DEVELOPMENT  
OR 542 PAGE 2390  
1.07 ACRES  
0.958 ACRE

SOUTHEASTERN OHIO HOLDINGS, LTD  
OR 487 PAGE 1194  
15.127 ACRES

LOT 2  
MOORE SUBDIVISION  
PLAT BOOK 7 PAGE 103

REFERENCE SURVEY:  
EMH&T  
OCTOBER 1977

<b>PLAT OF SURVEY</b>	
SURVEYED FOR: BZB DEVELOPEMENT, LLC	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 5/20/20	DRWN: JDC   CHCK: RCC
JOB NO. 201457	
	<b>buckleygroup</b> engineering+surveying
6801 STATE ROUTE 56, ATHENS, OH 45701 PH: (740)589-5001 WEB: buckley.group	

LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET 5/8" x 30" REBAR/CAP 04153
△	POINT

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.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Robert C. Canter  
DATE: 8/4/2020

Robert C. Canter  
ROBERT C. CANTER  
PROFESSIONAL SURVEYOR No. 7226  
STATE OF OHIO  
DATE: 5/20/20