



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara Wilkin
DATE: 3/11/19

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

DESCRIPTION OF A 5.000 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **5.000 acre** parcel of land located in Section 18, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of 12.050 acre parcel as conveyed to Southeastern Ohio Real Estate Management by a deed recorded in Official Record Book 512 at Page 459 of said county deed records and being more fully described as follows:

Beginning at a point at the northwesterly corner of said 5.000 acre tract, being a point on the centerline of Upper River Road (T-251), a variable width right of way, from which the calculated northwest corner of Section 18 bears N 27° 39' 00" W, 2070.40 feet for reference;

Course No. 1: Thence, S 57° 14' 56" E, with a new division line, passing an iron pin set at 20.19 feet and "Point A" at 414.14 feet for reference, a total distance of 434.14 feet to an iron pin set, being a point on the westerly line of a parcel as conveyed to Athens County Commissioners by a deed recorded in Deed Book 330 at Page 2420 of said county deed records;

Course No. 2: Thence, S 16° 01' 34" W, with the westerly line of said Athens County Commissioners parcel, 256.68 feet to an iron pin set;

Course No. 3: Thence, S 16° 13' 34" W, with the westerly line of said Athens County Commissioners parcel, 417.79 feet to an iron pin set;

With a new division line, the following 3 courses:

Course No. 4: Thence, N 57° 18' 04" W, passing a point "B" at 20.02 feet for reference, a total distance of 272.64 feet to an iron pin (set);

Course No. 5: Thence, N 32° 36' 40" E, 352.57 feet to an iron pin (set);

Course No. 6: Thence, N 57° 45' 26" W, passing an iron pin set at 310.56 feet for reference, a total distance of 348.20 feet to a point on said Upper River Road (T-251);

With said of River Road the following 2 courses:

Course No. 7: Thence, N 34° 31' 34" E, 62.16 feet to a point;

Course No. 8: Thence, N 31° 01' 34" E, 235.10 feet to the **Point of Beginning**, containing **5.000 acres**, more or less, of which 0.170 acres is road right of way, and being subject to all legal rights of way and easements of record.

Being subject to a utility easement described as follows: Beginning at "Point A" as referenced above;

Thence, S 57° 14' 56" E, with the northerly line of said 5.000 acre tract, 20.00 feet to a point;

Thence, S 16° 01' 34" W, 256.68 feet to a point;

Thence, S 16° 13' 34" W, 417.79 feet to a point;

Thence, N 57° 18' 04" W, 20.02 feet to Point B:

Thence, N 16° 09' 02" E, 674.41 feet to the Point of Beginning, containing 0.301 acres, more or less.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

All iron pins set being 5/8" 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 performed by Buckley Group, LLC completed in January 2019.

March 7, 2019

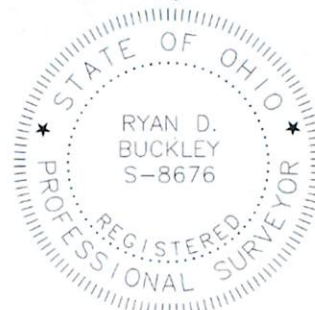
Date

Ryan D. Buckley, Professional Surveyor No. 8676

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

MAR 11 2019

Jill Thompson
Athens County Auditor



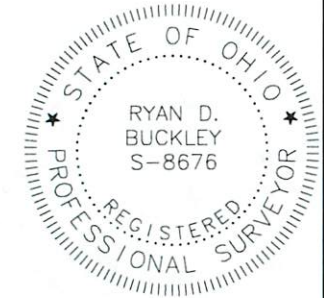
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 PREVIOUS SURVEY PLATS

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.

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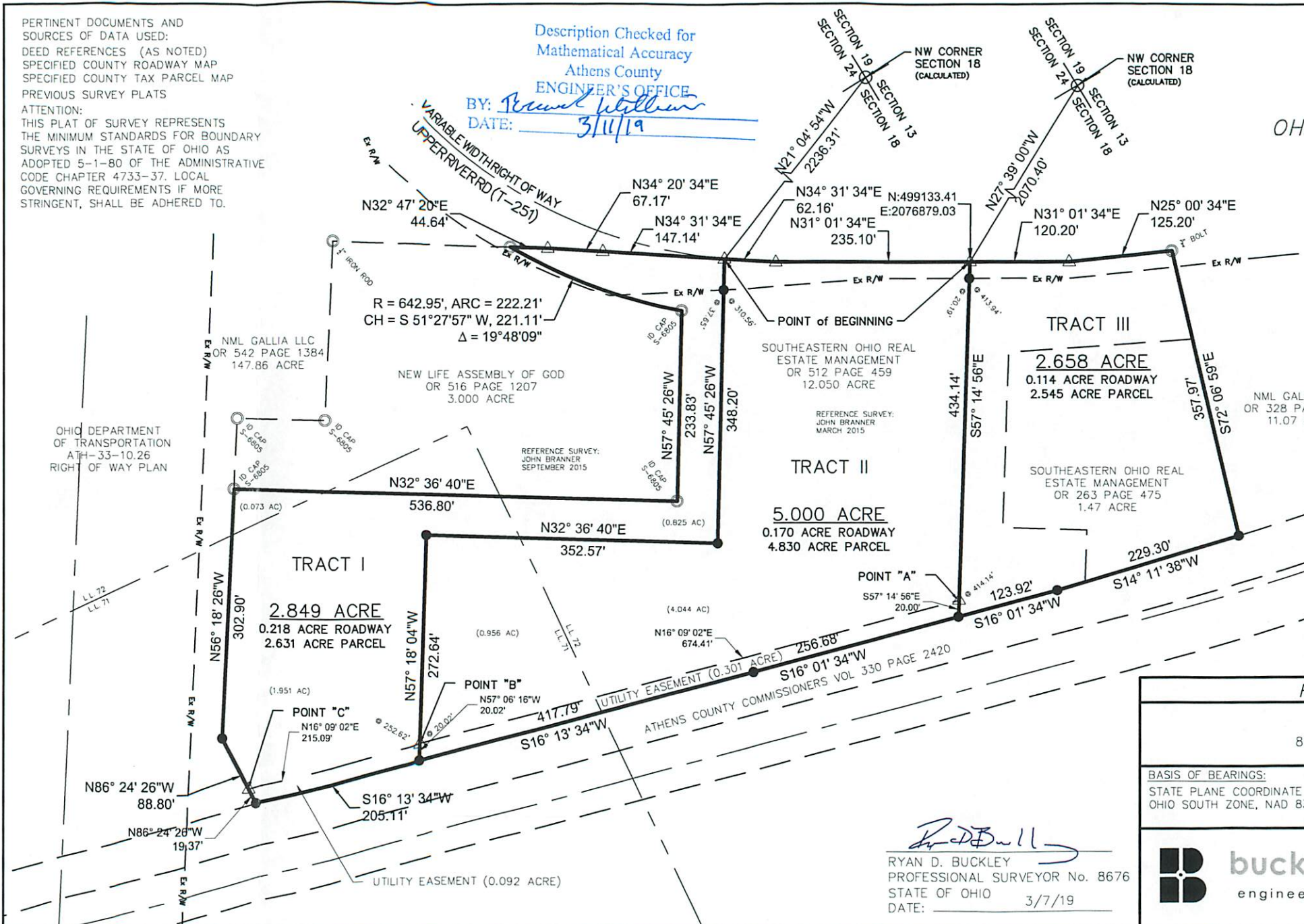
BY: *Ryan D. Buckley*
 DATE: 3/11/19

ATHENS COUNTY
 ATHENS TOWNSHIP
 SECTION 18
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO



1 INCH = 150 FEET
 NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET 5/8"x30" REBAR/CAP 04153
△	POINT



PLAT OF SURVEY	
SURVEYED FOR: SEOREM 82 COLUMBUS CIRCLE RD ATHENS, OH 45701	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 3/7/19	DRWN: JDC CHCK: RDB
JOB NO. 18273	
buckleygroup engineering+surveying	
6801 STATE ROUTE 56, ATHENS, OH 45701 PH: (740)589-5001 WEB: buckley.group	

R. D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 3/7/19