



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

## DESCRIPTION OF A 0.028 ACRE PARCEL

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

Being a **0.028 acre** parcel of land located in Section 19, Lease Lot 81, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 1.630 parcel as conveyed to Patricia A. Hamill by a deed recorded in Official Record Book 204 at Page 354 of said county deed records, and being more fully described as follows:

**Beginning** at an iron pin set at the south easterly corner of said 0.028 acre tract, from which the northeast corner of Lease Lot 81 (calculated), bears N 79° 40' 53" E, 1656.73 feet for reference;

**Course No. 1:** Thence, N 41° 04' 19" W, with a new division line through said 1.630 acre parcel, 25.84 feet to an iron pin set, being a point on the easterly line of a 10.57 acre parcel as conveyed to Stephanie Smith Hamill ETAL by a deed recorded in Official Record Book 205 at Page 508 of said county deed records;

**Course No. 2:** Thence, N 46° 38' 32" E, with the easterly line of said 10.57 acre parcel, passing an iron pin found (Swoyer) at 20.24 feet and a iron pin set at 25.03 feet for reference, a total distance of 40.89 feet to a point, being a point on the centerline of Ervin Road (T-31), a 30 foot width right of way, and the northwesterly corner of said 1.630 acre parcel;

**Course No. 3:** Thence, S 62° 19' 09" E, with the center line of said Ervin Road, 29.51 feet to a point;

**Course No. 4:** Thence, S 48° 57' 22" W, with a new division line through said 1.630 acre parcel, passing an iron pin set at 16.12 feet for reference, a total distance of 51.55 feet to the **Point of Beginning**, containing **0.028 acres**, more or less, of which 0.010 acres is road right of way, 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 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 May 2019.

May 2, 2019

Date

  
\_\_\_\_\_  
Ryan D. Buckley, Professional Surveyor No. 8676

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

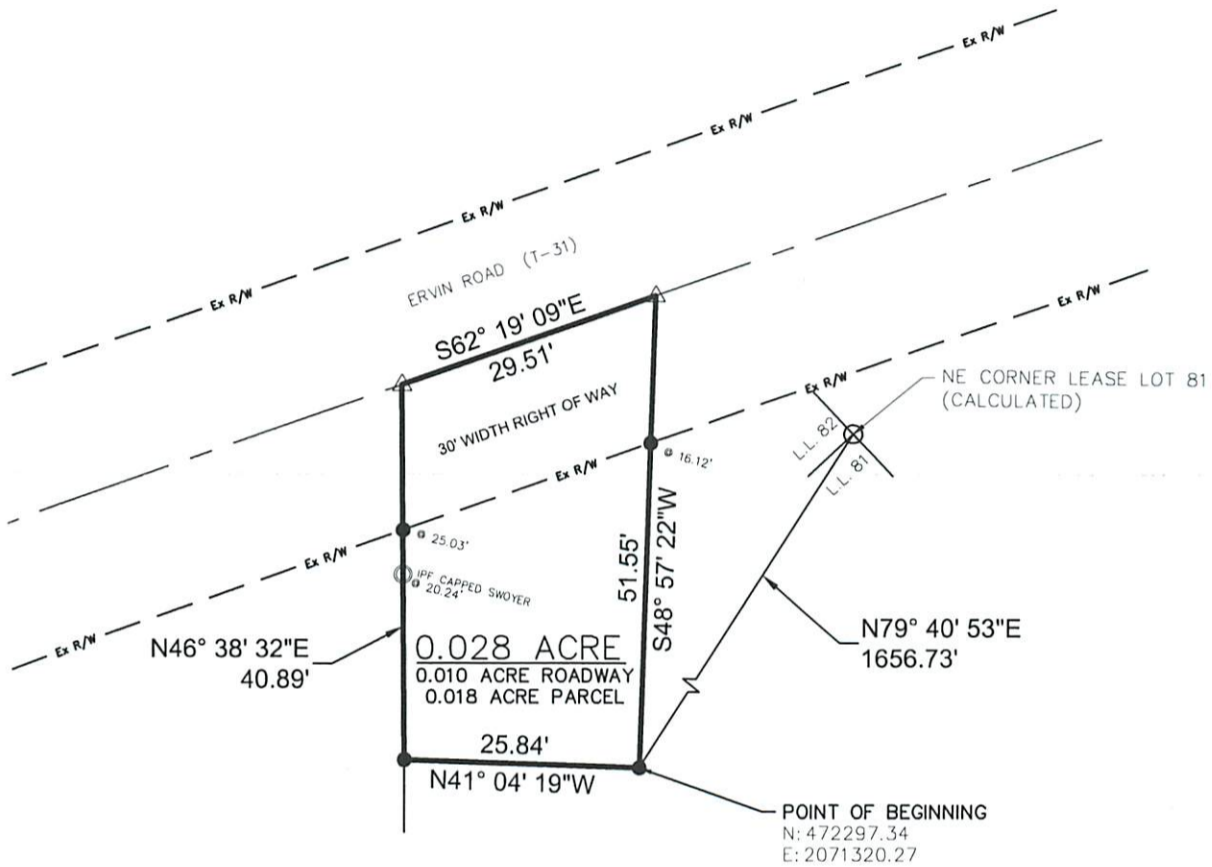
NOV 12 2019

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

ATHENS COUNTY  
 ATHENS TOWNSHIP  
 SECTION 19  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO



STEPHANIE SMITH HAMILL ETAL  
 OR 205 PAGE 508  
 10.57 ACRES

PATRICIA A. HAMILL  
 OR 204 PAGE 354  
 1.630 ACRES

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Ryan D. Buckley*  
 DATE: 5/14/19

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



1 INCH = 20 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

**PLAT OF SURVEY**

SURVEYED FOR:  
 HDR  
 2800 CORPORATE EXCHANGE DR., SUITE 100  
 COLUMBUS, OHIO 43231

DATE: 5/2/19  
 DRWN: JDC | CHK: RDB  
 JOB NO. 18074



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 WEB: buckley.group

*Ryan D. Buckley*  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 5/2/19