



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
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DESCRIPTION OF A 0.030 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **0.030 acre** parcel of land located in Section 19, Lease Lot 75&80, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 46.6 acre and part of a 16.55 acre parcel as conveyed to Village at Rolling Hills, LTD by a deed recorded in Official Record Book 538 at Page 209 of said county deed records, and being more fully described as follows:

Beginning at an iron pin set at the southwesterly corner of said 0.030 acre tract, from which the northeast corner of Lot 52 in Rolling Hills Acres Subdivision as platted in envelope 346A of said county plat records, bears S 47° 58' 16" W, 139.22 feet for reference;

With a new division line the following 5 courses:

- Course No. 1:** Thence, N 55° 48' 21" E, 18.29 feet, to an iron pin set;
- Course No. 2:** Thence, S 80° 43' 56" E, 37.56 feet, to an iron pin set;
- Course No. 3:** Thence, S 11° 07' 45" W, 31.76 feet, to an iron pin set;
- Course No. 4:** Thence, N 78° 33' 32" W, 32.77 feet, to an iron pin set;
- Course No. 5:** Thence, N 34° 18' 55" W, 24.74 feet to the **Point of Beginning**, containing **0.030 acres**, more or less, of which is 0.023 acres in L.L. 80 & 0.007 acres in L.L. 75, 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 April 2019.

April 17, 2019

Date

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



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

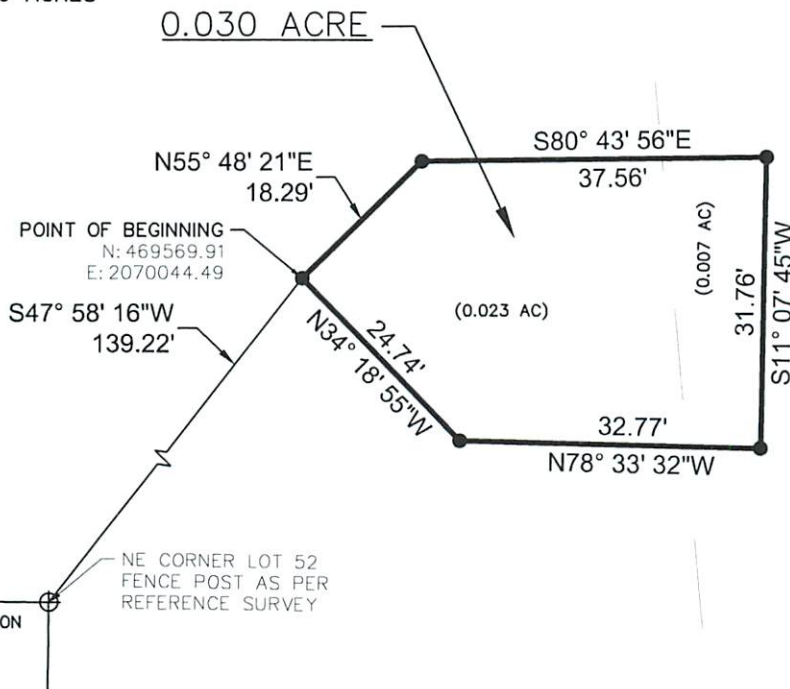
ATHENS COUNTY
 ATHENS TOWNSHIP
 SECTION 19, L.L. 75&80
 TOWN 9, RANGE 14
 OHIO COMPANY PURCHASE
 STATE of OHIO

VILLAGE AT ROLLING HILLS
 OR 538 PAGE 209
 46.6 ACRES

VILLAGE AT ROLLING HILLS
 OR 538 PAGE 209
 16.55 ACRES

L.L. 80
 L.L. 75

0.030 ACRE



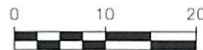
REFERENCE SURVEY:
 JOHN BRANNER
 JULY 2016

ROLLING HILLS ACRES SUBDIVISION
 ENVELOPE: 346A

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Ryan D. Buckley*
 DATE: 11/22/19

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

DATE	4/17/19
DRWN:	JDC CHCK: RDB
JOB NO.	18074

PLAT OF SURVEY

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



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 ATHENS, OH 45701
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Ryan D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 4/17/18

