



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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Braund Miller  
DATE: 5/30/19

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

NOV 07 2019

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF A 0.054 ACRE PARCEL**

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

Being a **0.054 acre** parcel of land located in Section 20, Lease Lot 91, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 4.58 acre parcel as conveyed to James & Janice Steele by a deed recorded in Deed Book 36 at Page 176 of said county deed records, and being more fully described as follows:

**Beginning** at an iron pin set at the northeasterly corner of said 0.054 acre tract, being a point on the westerly line of a 4.85 acre parcel as conveyed to Greg K Kessler, ETAL by a deed recorded in Deed Book 54 at Page 745 of said county deed records, from which the northwesterly corner (calculated) of Lot 18 of Elliottsville as platted in Envelope 274B of said county plat records, bears N 4° 17' 53" E, 734.80 feet for reference;

**Course No. 1:** Thence, S 4° 17' 53" W, with the westerly line of said 4.85 acre parcel, passing an iron pipe found at 37.61 feet for reference, a total distance of 58.41 feet to a point, being a point on the centerline of Elliottsville Road (T-33), a 40 foot width right of way;

**Course No. 2:** Thence, with the center of said Elliottsville Road (T-33) with a non-tangent curve to the right, concave northerly, having a central angle of 8° 03' 38", a radius of 289.77 feet, a chord bearing and distance of N 63° 04' 01" W, 40.73 feet, an arc distance of 40.77 feet to a point;

With a new division line the following 2 courses:

**Course No. 3:** Thence, N 04° 01' 51" E, passing an iron pin set at 22.65 feet for reference, a total distance of 65.94 feet to an iron pin set;

**Course No. 4:** Thence, S 54° 13' 08" E, 44.45 feet to the **Point of Beginning**, containing **0.054 acres**, more or less, which 0.019 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 28, 2019  
Date

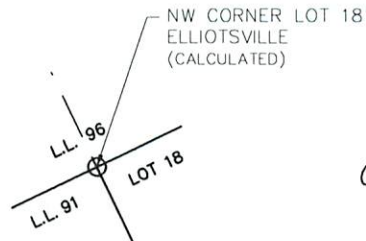


R. D. Buckley  
Ryan D. Buckley, Professional Surveyor No. 8676

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 20  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

JAMES & JANICE STEELE  
 DB 36 PAGE 176  
 4.58 ACRES



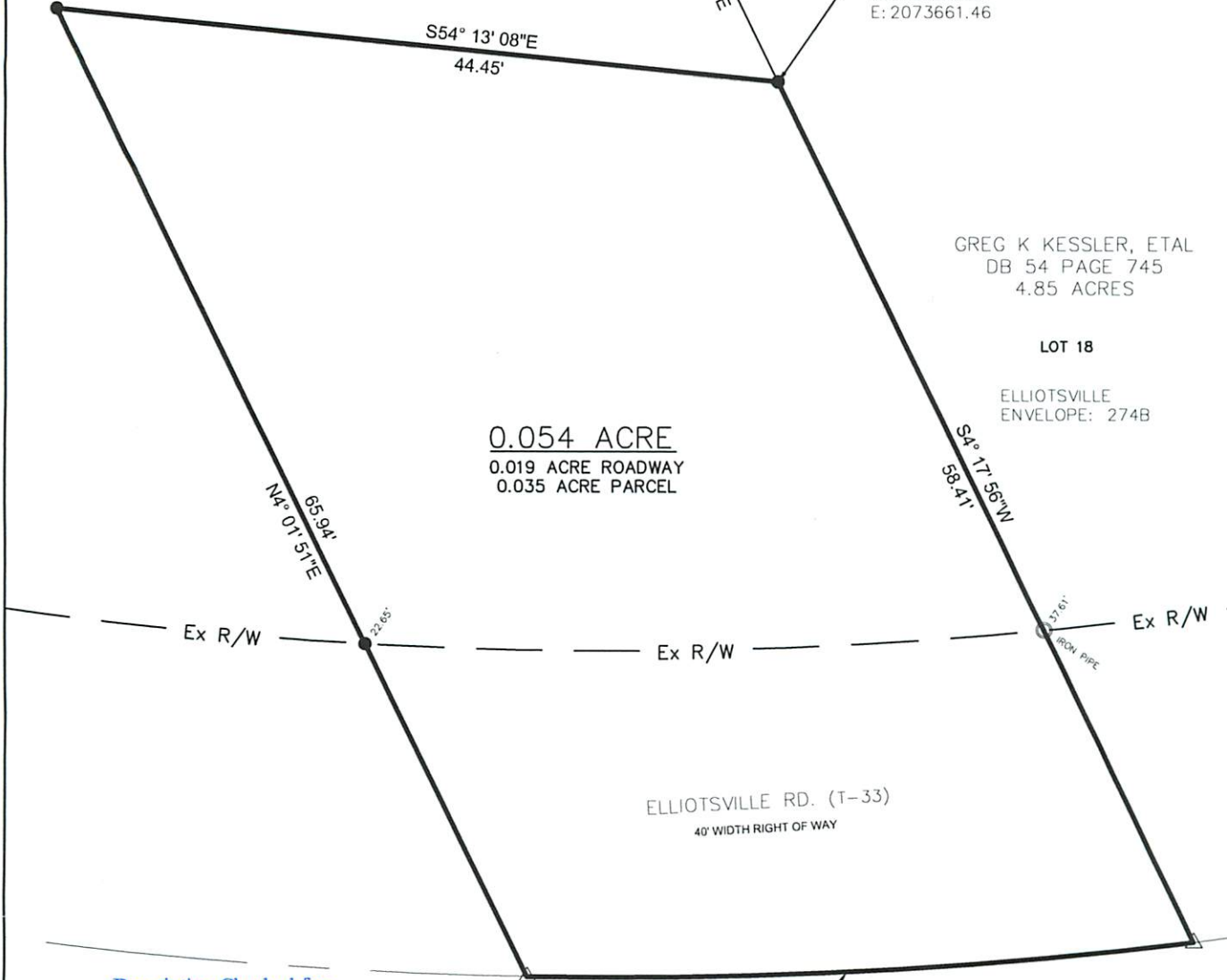
POINT OF BEGINNING  
 N: 478337.56  
 E: 2073661.46

GREG K KESSLER, ETAL  
 DB 54 PAGE 745  
 4.85 ACRES

LOT 18

ELLIOTSVILLE  
 ENVELOPE: 274B

0.054 ACRE  
 0.019 ACRE ROADWAY  
 0.035 ACRE PARCEL



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Ryan D. Buckley*  
 DATE: 5/30/19

R = 289.77', ARC = 40.77'  
 CH = N 63° 04' 01" W, 40.73'  
 Δ = 8° 03' 38"

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET  
5/8" x 30" REBAR/CAP 04153
- △ - POINT



1 INCH = 10 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: 5/28/19  
 DRWN: JDC | CHCK: RDB  
 18074-13-ELLIOTSVILLE



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: 5/28/19