



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

## DESCRIPTION OF A 0.032 ACRE PARCEL

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

Being a **0.032 acre** parcel of land located in Section 26, Lease Lot 121, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 5.4 acre parcel as conveyed to Elizabeth Linscott by a deed recorded in Official Record Book 373 at Page 189 of said county deed records, and being more fully described as follows:

**Beginning** at an iron pin set at the northeasterly corner of said 0.032 acre tract, being a point on the southerly line of a 5.294 acre parcel as conveyed to Heatherstone Village, LTD by a deed recorded in Official Record Book 456 at Page 2398 of said county deed records, from which an iron pin found (1/2" rebar) being the southwest corner of Lot 16 of Heatherstone Subdivision as platted in Envelope 470A of said county plat records, bears S 85° 46' 42" E, 235.69 feet for reference;

With a new division line through said 5.4 acre parcel, the following 2 courses:

**Course No. 1:** Thence, S 4° 10' 09" E, 32.42 feet, to an iron pin set;

**Course No. 2:** Thence, S 85° 36' 11" W, 39.31 feet, to an iron pin set, being a point on the easterly line of a 1.00 acre parcel as conveyed to Robert & Jeanne Norris by a deed recorded in Official Record Book 328 at Page 2373 of said county deed records;

**Course No. 3:** Thence, N 3° 28' 18" W, with the easterly line of said 1.00 acre parcel, 38.31 feet, to an iron pin found (3/4" rebar), being the northwesterly corner of said 5.4 acre parcel and being a point on the southerly line of said 5.294 acre parcel;

**Course No. 4:** Thence, S 85° 46' 42" E, with the southerly line of said 5.294 acre parcel, 39.26 feet to the **Point of Beginning**, containing **0.032 acres**, more or less, and being subject to all legal rights of way and easements of record.

Being subject to and having access to an ingress/egress easement, being 10 foot in width, 5 foot each side of the following described centerline: Beginning at "Point A", from which an iron pin found (1/2" rebar) bears S 85° 46' 42" E, 240.89 feet, being the southwesterly corner of said Lot 16;

Thence, N 11° 41' 29" W, 88.00 feet to a point;

Thence, N 40° 46' 10" W, 163.19 feet to a point;

Thence, N 2° 30' 09" W, 354.48 feet to a point of terminus being a point on the center line of Heatherstone Dr. (T-1317), a variable width right of way.

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 16, 2019

Date

  
Ryan D. Buckley, Professional Surveyor No. 8676

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

NOV 13 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

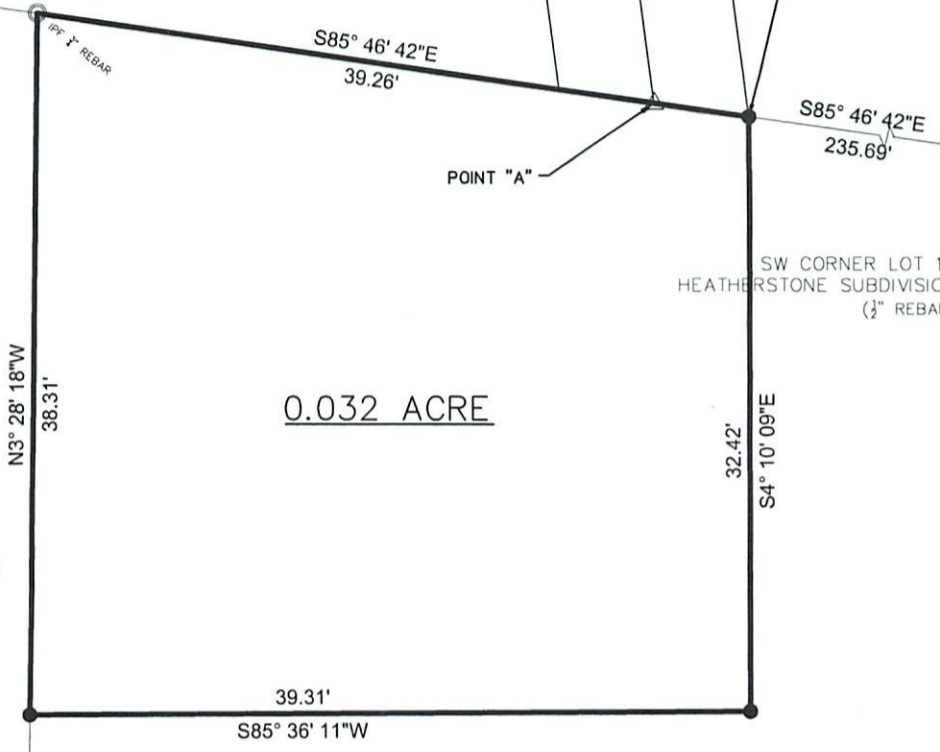
ATHENS COUNTY  
 ATHENS TOWNSHIP  
 SECTION 26  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Ryan D. Buckley  
 DATE: 5/23/19

HEATHERSTONE VILLAGE, LTD  
 OR 456 PAGE 2398  
 5.294 ACRES

POINT OF BEGINNING  
 N: 477186.72  
 E: 2066974.78

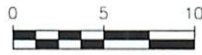


ROBERT & JEANNE NORRIS  
 OR 328 PAGE 2373  
 1.00 ACRES

ELIZABETH LINSKOTT  
 OR 373 PAGE 189  
 5.4 ACRES

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

DATE: 5/16/19  
 DRWN: JDC ||CHK: RDB  
 18074-16-HEATHERSTONE

PLAT OF SURVEY

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



6801 STATE ROUTE 56,  
 ATHENS, OH 45701  
 PH: (740)589-5001  
 WEB: buckley.group

Ryan D. Buckley  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 5/16/19