



6801 State Route 56 Athens, Ohio 45701
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ryan D. Buckley
DATE: 5/14/19

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

NOV 13 2019

DESCRIPTION OF A 0.027 ACRE PARCEL

Jill Thompson
Athens County Auditor

Situated in Athens Township, Athens County, State of Ohio

Being a **0.027 acre** parcel of land located in Section 26, Lease Lot 120, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 0.636 acre parcel as conveyed to Sugarbush Valley, LLC by a deed recorded in Official Record Book 487 at Page 1878 of said county deed records, and being more fully described as follows:

Beginning at an iron pin found (capped Swoyer) at the northwesterly corner of said 0.027 acre tract, being the southwesterly corner of Lot 35 of Whitland Woods Phase 2 as platted in Envelope 468B of said county plat records, and a point on the easterly right of way line of Edgewood Ln (T-1319), a 40 foot width right of way;

Course No. 1: Thence, S 22° 44' 55" E, with the southerly line of said Lot 35, 65.33 feet, to an iron pin set;

With a new division line through said 0.636 acre parcel, the following 2 courses:

Course No. 2: Thence, S 67° 22' 28" W, 22.76 feet, to an iron pin set;

Course No. 3: Thence, N 22° 54' 47" W, 35.86 feet, to an iron pin set, being a point on the easterly right of way line of said Edgewood Ln (T-1319);

Course No. 4: Thence, with the easterly right of way line of said Edgewood Ln (T-1319) with a non-tangent curve to the right, concave southeasterly, having a central angle of 11° 52' 45", a radius of 180.00 feet, a chord bearing and distance of N 15° 06' 03" E, 37.25 feet, an arc distance of 37.32 feet to the **Point of Beginning**, containing **0.027 acres**, more or less, 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 9, 2019
Date



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

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

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

R = 180.00', ARC = 37.32'
CH = N 15°06'03" E, 37.25'
Δ = 11°52'45"

EDGEWOOD LN (T-1319)
40' WIDTH RIGHT OF WAY

NW CORNER LOT 36
WHITLAND WOODS PHASE 2

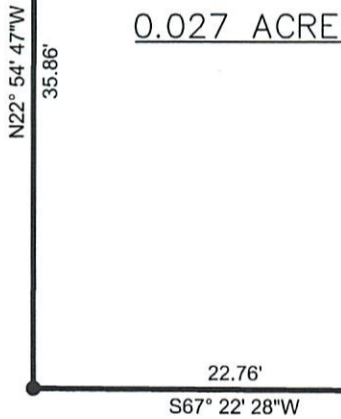
IPF CAP "SWOYER"

POINT OF BEGINNING
N: 476125.06
E: 2064978.61

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: *Bryan Buckley*
DATE: 5/14/19



0.027 ACRE

LINCOLN M ROYSE
OR 42 PAGE 380
0.801 ACRES

LOT 35

WHITLAND WOODS PHASE 2
ENVELOPE: 468B

SUGARBUSH VALLEY LLC
OR 487 PAGE 1878
0.636 ACRES

LOT 36

IPF CAP "SWOYER"

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 5/9/19
DRWN JDC | CHCK. RDB
18074-14-EDGEWOOD

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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R. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676,
STATE OF OHIO
DATE: 5/9/19