

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



6801 State Route 56 Athens, Ohio 45701  
Phone: 740-589-5001 Fax: 740-589-5004  
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**DESCRIPTION OF A 0.025 ACRE PARCEL**

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

Being a **0.025 acre** parcel of land located in Section 33, Farm Lot 167, Township 9 North, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 0.88 acre parcel as conveyed to Sam & Zelda Bennet by a deed recorded in Official Record Book 284 at Page 2638 of said county deed records, and being more fully described as follows:

**Beginning** at an iron pin set at the southeasterly corner of said 0.025 acre tract, being a point on the northerly right of way line of Kramer Road (T-437), a 40 foot width right of way, from which an iron pipe found, being the southeasterly corner of Lot 14 of Elmer Tom's Addition as platted in Envelope 286A of said county plat records, bears N 83° 07' 51" E, 10.21 feet for reference;

**Course No. 1:** Thence, S 83° 07' 51" W, with the northerly right of way line of said Kramer Road, 31.44 feet, to an iron pin set;

With a new division line the following 3 courses:

**Course No. 2:** Thence, N 3° 21' 50" E, 37.43 feet to an iron pin set;

**Course No. 3:** Thence, S 85° 31' 59" E, 31.57 feet to an iron pin set;

**Course No. 4:** Thence, S 4° 30' 12" W, 31.24 feet to the **Point of Beginning**, containing **0.025 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 28, 2019  
Date

Ryan D. Buckley  
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

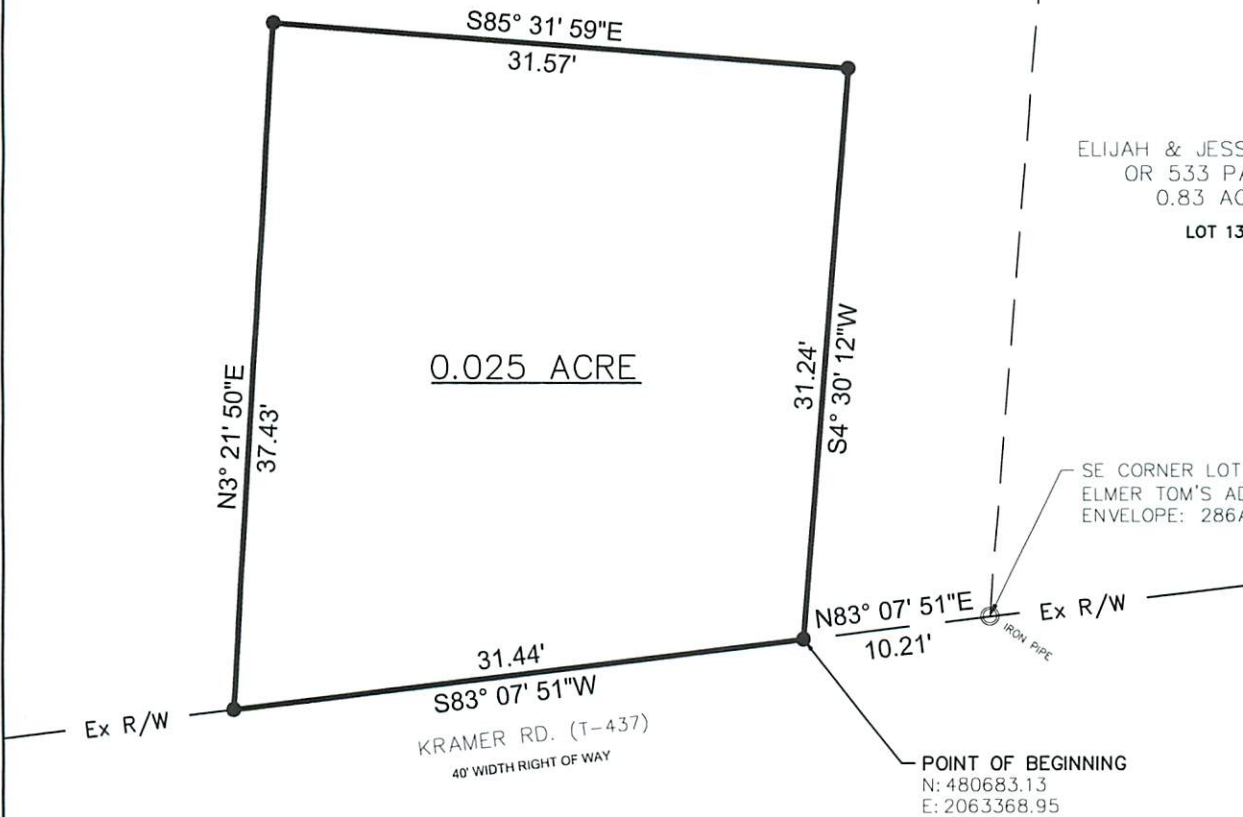
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:  
 DEED REFERENCES (AS NOTED)  
 SPECIFIED COUNTY ROADWAY MAP  
 SPECIFIED COUNTY TAX PARCEL MAP  
 PREVIOUS SURVEY PLATS

ATHENS COUNTY  
 ATHENS TOWNSHIP  
 SECTION 33  
 TOWN 9, RANGE 14  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

SAM & ZELDA BENNET  
 OR 284 PAGE 2638  
 0.88 ACRES

LOT 14

ELIJAH & JESSICA CLARK  
 OR 533 PAGE 66  
 0.83 ACRES  
 LOT 13



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

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

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	5/28/19
DRWN	JDC    CHCK RDB
18074-19-KRAMER	

PLAT OF SURVEY

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



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*R. D. Buckley*  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 5/28/19