



**buckley group**  
engineering + surveying

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brent Williamson*  
DATE: 8/4/17

499 Richland Avenue Athens, Ohio 45701  
Phone: 740-589-5001 Fax: 740-589-5004  
www.buckleygroupllc.com

## DESCRIPTION OF A 38.986 ACRE PARCEL

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

Being a **38.986 acre** parcel of land located in part of Section 32, Township 5 North, Range 13 West, Ohio Company Purchase, Canaan Township, Athens County, State of Ohio and being all of a 31.26 acre parcel, a residual of a 47.99 acre parcel, a residual of a 2.00 acre parcel, and a residual of a 1.85 acre parcel as conveyed to Marian Louise R. Keller by a deed recorded in Official Records Book 287 at Page 1617 of said county deed records and being more fully bounded and described as follows:

**Beginning** at an iron pipe (found) at the northwesterly corner of said 38.986 acre parcel, being the southwesterly corner of a 23.887 acre parcel as conveyed to Kevin Barr by a deed recorded in Official Record Book 378 at Page 1163 of said county deed records, and the southeasterly corner of a 8.515 acre parcel as conveyed to Douglas C. & Phyllis F. Baxter by a deed recorded in Deed Book 27 at Page 863 of said county deed records, from which a stone (found), being the northwest corner of northeast quarter of said Section 32, bears N 03° 05' 35" E, 2704.60 feet for reference;

**Course No. 1:** Thence, S 86° 41' 51" E, with the southerly line of said 23.887 acre parcel and the southerly line of a 23.946 acre parcel as conveyed to Marie Morrison ETAL by a deed recorded in Official Record Book 469 at Page 890 of said county deed records, passing an iron pin found (PS-6765) at 534.86 feet for reference, a total distance of 1423.58 feet to an iron pipe (found), being the northwesterly corner of a 5.81 acre parcel as conveyed to Lane Mark by a deed recorded in Deed Book 60 at Page 877 of said county deed records;

**Course No. 2:** Thence, S 4° 08' 32" W, with the westerly line of said 5.81 acre parcel and the westerly line of a 28.54 acre parcel as conveyed to Joshua Stanely ETAL by a deed recorded in Official Record Book 374 at Page 783 of said county deed records, passing an iron pipe (found) at 303.84 feet for reference, a total distance of 419.09 feet to an iron pin (set);

With the westerly line of said 28.54 acre parcel the following 4 courses:

**Course No. 3:** Thence, S 39° 05' 05" W, 430.17 feet to an iron pin (set);

**Course No. 4:** Thence, S 25° 55' 34" W, 184.51 feet to an iron pin (set);

**Course No. 5:** Thence, S 45° 23' 28" W, 466.22 feet to an iron pin (set);

**Course No. 6:** Thence, S 52° 15' 32" W, with the northerly line of a 0.486 acre parcel as conveyed to William G. Ervin by a deed recorded in Official Record Book 505 at Page 853 of said county deed records, passing and iron rod (found) at 240.34 feet for reference, a total distance of 304.93 feet to a point in center of Long Run Creek;

**Course No. 7:** Thence, S 19° 51' 11" W, with the westerly line of said 0.486 acre parcel and centerline of said Long Run Creek, 35.76 feet to a point, being the northeasterly corner of a 10.90 acre parcel as conveyed to Natalie B. Wilson by a deed recorded in Official Record Book 492 at Page 949 of said county deed records;

**Course No. 8:** Thence, N 87° 42' 49" W, with the northerly line of said 10.90 acre parcel, passing an iron pipe (found) at 27.50 feet for reference, a total distance of 148.07 feet to a rail road spike (found), being a point on the centerline of Long Run Road, a 40 foot width right of way;

With the centerline of said Long Run Road the following five courses:

**Course No. 9:** Thence, N 18° 12' 54" W, 116.94 feet to a point;

**Course No. 10:** Thence, N 28° 15' 13" W, 50.24 feet to a point;

**Course No. 11:** Thence, along a curve to the left, concave southerly, having a central angle of 16° 59' 34", a radius of 743.12 feet, a chord bearing and distance of N 42° 43' 59" W, 219.59 feet, an arc distance of 220.39 feet to a point;

**Course No. 12:** Thence, N 59° 49' 32" W, 81.57 feet to a point;

**Course No. 13:** Thence, N 69° 12' 21" W, 97.79 feet to a rail road spike (set), being the southeasterly corner of a 2.00 acre parcel as conveyed to Robert A. & Michelle J. Price by a deed recorded in Official Record Book 366 at Page 24 of said county deed records;

**Course No. 14:** Thence, N 3° 08' 44" E, with the easterly line of said 2.00 acre parcel, 817.16 feet to a stone (found);



**Course No. 15:** Thence, N 86° 55' 11" W, with the northerly line of said 2.00 acre parcel, 225.83 feet to a rail road spike (set), being a point on the centerline of said Long Run Road;

**Course No. 16:** Thence, N 28° 16' 12" W, with the centerline of said Long Run Road, 166.09 feet to a point;

**Course No. 17:** Thence, N 35° 15' 35" W, with the centerline of said Long Run Road, 86.47 feet to a point;

**Course No. 18:** Thence, N 40° 34' 15" W, with the centerline of said Long Run Road, 89.08 feet to a mag nail (set) in the center of a bridge, being the southwesterly corner of said 8.515 acre parcel;

**Course No. 19:** Thence, N 88° 17' 42" E, with the southerly line of said 8.515 acre parcel and centerline of said Long Run Creek, 94.07 feet;

**Course No. 20:** Thence, S 53° 02' 06" E, with the southerly line of said 8.515 acre parcel and the centerline of Long Run Creek, 93.20 feet to a point;

**Course No. 21:** Thence, S 8° 34' 27" W, with the southerly line of said 8.515 acre parcel and the centerline of Long Run Creek, 57.63 feet to a point;

**Course No. 22:** Thence, N 61° 41' 05" E, with the southerly line of said 8.515 acre parcel, 309.70 feet to the **Point of Beginning**, containing **38.986 acres**, more or less, of which 0.425 acres is road right of way, and being subject to all legal rights of way and easements of record.

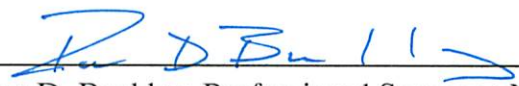
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

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 The Buckley Group, LLC completed in August 2017.

Date

8/3/17



  
Ryan D. Buckley, Professional Surveyor No. 8676

ATHENS COUNTY  
 CANAAN TOWNSHIP  
 SECTION 32  
 TOWN 5, RANGE 13  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

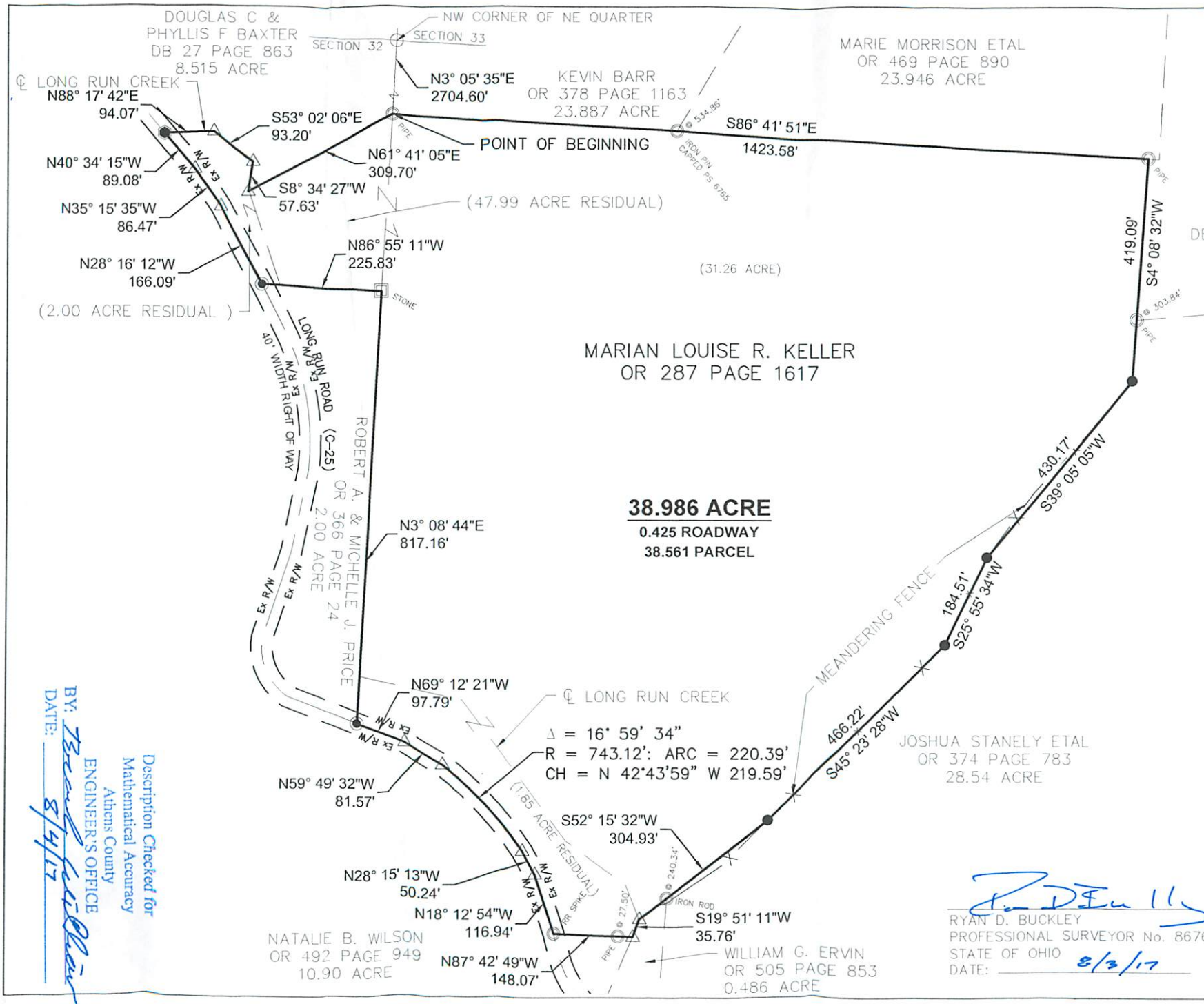
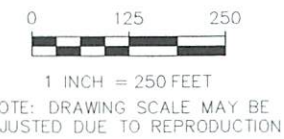
PERTINENT DOCUMENTS AND  
 SOURCES OF DATA USED:  
 DEED REFERENCES (AS NOTED)  
 SPECIFIED COUNTY ROADWAY MAP  
 SPECIFIED COUNTY TAX PARCEL MAP  
 PREVIOUS SURVEY PLATS

LANE MARK  
 DB 60 PAGE 877  
 5.81 ACRE



LEGEND	
	MONUMENT FOUND
	STONE FOUND
	RR SPIKE SET
	MAG NAIL SET
	MONUMENT SET 5/8"x30" REBAR/CAP 04153
	POINT

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.



<b>PLAT OF SURVEY</b>	
SURVEYED FOR: OHIO UNIVERSITY OFFICE OF LEGAL AFFAIRS 160 WEST UNION STREET, SUITE 150 ATHENS, OHIO 45701	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 8/3/17	DRWN. JDC //CHCK. RDB
JOB NO. 10970	
 <b>buckleygroup</b> engineering + surveying	
499 RICHLAND AVENUE ATHENS, OH 45701 (740)589-5001 www.buckleygroupinc.com ENGINEERING SURVEYING PLANNING	

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *[Signature]*  
 DATE: 8/4/17

*[Signature]*  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 8/3/17