



6801 State Route 56 Athens, Ohio 45701
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www.buckley.group

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan J. Thomas*
DATE: 8/23/19

Tract 1
DESCRIPTION OF A 6.980 ACRE PARCEL

Situated in Lodi Township, Athens County, State of Ohio

Being a 6.980 acre parcel of land located in Section 28, Fraction 34, Township 4 North, Range 13 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio, and being part of a 35.580 acre parcel as conveyed to Porter Family Compound, LLC by a deed recorded in Official Record Book 541 at Page 2571 of said county deed records, and being more fully described as follows:

Beginning at a point at the southwesterly corner of said 6.980 acre tract, being a point on the centerline of Pleasanton road (C-16), a 40 foot width right of way, and the northwesterly corner of a 10.00 acre parcel as conveyed to Andrew C. Jeffers by a deed recorded in Official Record Book 554 at Page 733 of said county deed records, from which the calculated southwesterly corner of Fraction 34 bears N 86° 08' 09" W, 459.81 feet for reference;

With said centerline of Pleasanton Road the following 7 courses:

- Course No. 1: Thence, N 21° 44' 06" E, 149.80 feet, to a point;
 - Course No. 2: Thence, N 20° 34' 26" E, 102.34 feet, to a point;
 - Course No. 3: Thence, N 18° 28' 24" E, 112.18 feet, to a point;
 - Course No. 4: Thence, N 15° 59' 41" E, 105.03 feet, to a point;
 - Course No. 5: Thence, N 24° 17' 59" E, 118.14 feet, to an iron pin found (3/4" iron pin);
 - Course No. 6: Thence, N 82° 50' 03" E, 133.55 feet, to a point;
 - Course No. 7: Thence, N 84° 24' 25" E, 278.41 feet, to a point;
- Course No. 8: Thence, S 0° 04' 34" E, with a new division line through said 35.580 acre parcel, passing an iron pin set at 20.09 feet and point "A" at 322.80 feet for reference, a total distance of 635.33 feet, to an iron pin set, being a point on the northerly line of said 10.00 acre parcel;
- Course No. 9: Thence, N 86° 08' 09" W, with northerly line of said 10.00 acre parcel, passing a stone found at 461.59 feet and an iron pin found (Canter S-7226) at 576.76 feet for reference, a total distance of 616.38 feet Point of Beginning, containing 6.980 acres, more or less, of which 0.451 acres is road right of way, 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 30 foot in width, 15 foot each side of the following described centerline: Beginning at said "Point A";

Thence, N 74° 51' 07" E, 182.69 feet to a point;
Thence, N 87° 26' 12" E, 366.61 feet to a point;
Thence, N 48° 02' 04" E, 79.39 feet to a point;

Thence, N 27° 46' 24" W, 128.34 feet to a point;
Thence, N 61° 32' 57" W, 52.81 feet to a point;
Thence, N 66° 57' 53" W, 164.63 feet to a point;
Thence, N 45° 11' 18" W, 65.47 feet to a point of terminus being a point on the centerline of the Pleasanton Road (CR-16), a 40 foot width right of way.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

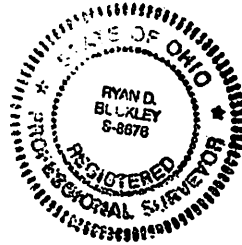
Plat of survey is attached hereto and made a part thereof.

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 July 2019.

July 11, 2019
Date


Ryan D. Buckley, Professional Surveyor No. 8676



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

AUG 29 2019

Jill Thompson
Athens County Auditor

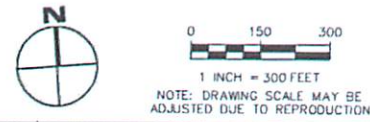
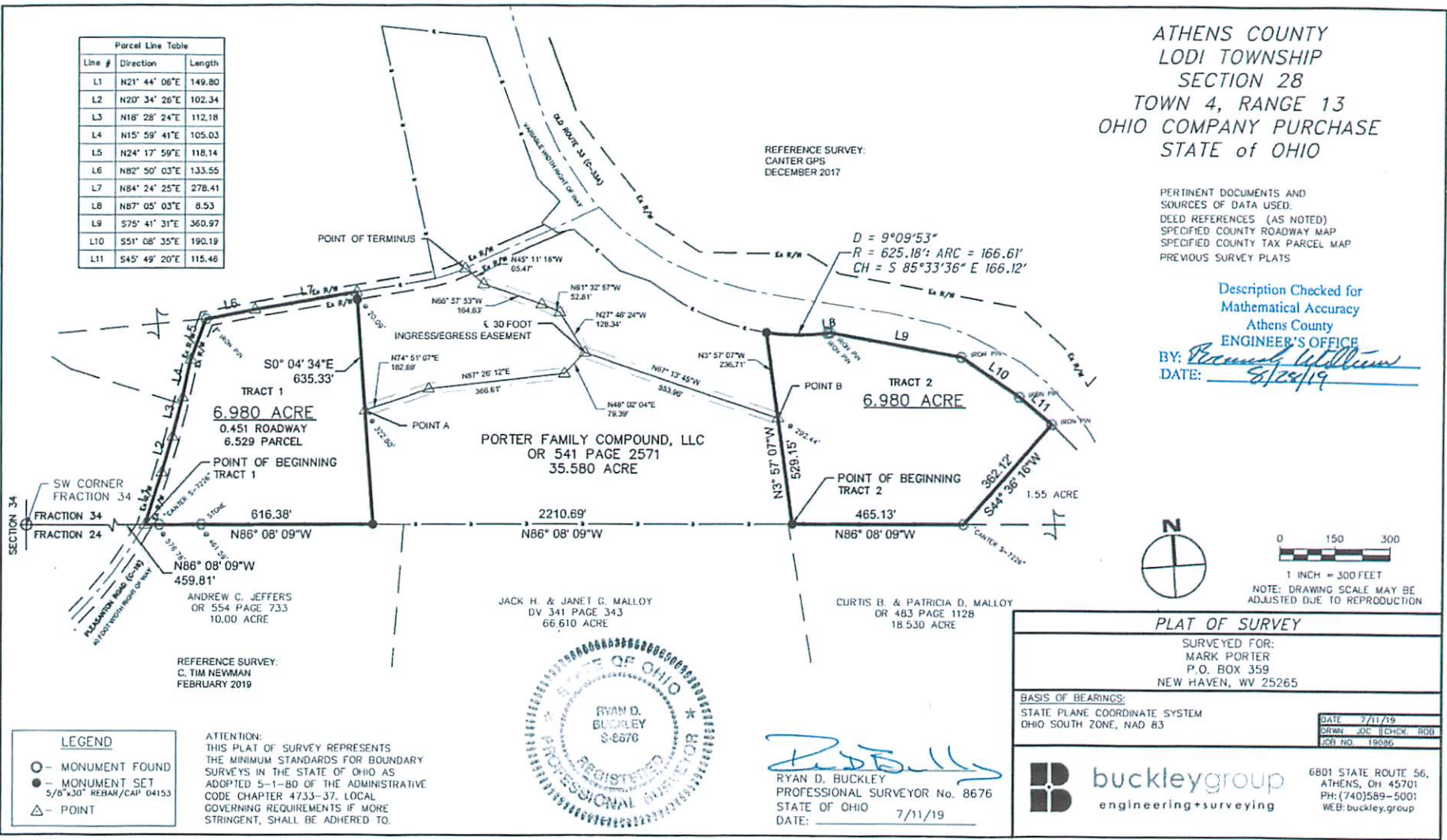
ATHENS COUNTY
LODI TOWNSHIP
SECTION 28
TOWN 4, RANGE 13
OHIO COMPANY PURCHASE
STATE of OHIO

Line #	Direction	Length
L1	N21° 44' 06"E	149.80
L2	N20° 34' 26"E	102.34
L3	N18° 28' 24"E	112.18
L4	N15° 59' 41"E	105.03
L5	N24° 17' 59"E	118.14
L6	N82° 50' 03"E	133.55
L7	N84° 24' 25"E	278.41
L8	N87° 05' 03"E	8.53
L9	S75° 41' 31"E	360.97
L10	S51° 08' 35"E	190.19
L11	S45° 49' 20"E	115.46

REFERENCE SURVEY:
CANTER GPS
DECEMBER 2017

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ryan D. Buckley*
DATE: 8/25/19



PLAT OF SURVEY	
SURVEYED FOR: MARK PORTER P.O. BOX 359 NEW HAVEN, WV 25265	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 7/11/19	DRAWN: JDC CHECK: ROB
FOR NO. 19086	
6801 STATE ROUTE 56, ATHENS, OH 45701 PH: (740)589-5001 WEB: buckley.group	

LEGEND
 ○ - MONUMENT FOUND
 ◻ - MONUMENT SET
 5/8" x 3/8" 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.



R. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 7/11/19