



6801 State Route 56 Athens, Ohio 45701
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Richard J. Thomas
DATE: 3/29/19

TRACT 2
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 northerly line of a 18.530 acre parcel as conveyed to Curtis B. & Patricia D. Malloy by a deed recorded in Official Record Book 483 at Page 1128 of said county deed records, from which the calculated southwesterly corner of Fraction 34 bears N 86° 08' 09" W, 2210.69 feet for reference;

Course No. 1: Thence, N 3° 57' 07" W, with a new division line through said 35.580 acre parcel, passing point "B" at 292.44 feet for reference, a total distance of 529.15 feet, to an iron pin set, being a point on the southerly right of way line of Old Route 33(C-33A), a variable width right of way;

With the southerly right of way line of said Old Route 33 the following 5 courses:

Course No. 2: Thence, with a non-tangent curve to the left, concave northerly, having a central angle of 9° 09' 53", a radius of 625.18 feet, a chord bearing and distance of S 85° 33' 36" E, 166.12 feet, an arc distance of 166.61 feet to an iron pin (found);

Course No. 3: Thence, N 87° 05' 03" E, 8.53 feet, to an iron pin (found);

Course No. 4: Thence, S 75° 41' 31" E, 360.97 feet, to an iron pin (found);

Course No. 5: Thence, S 51° 08' 35" E, 190.19 feet, to an iron pin (found);

Course No. 6: Thence, S 45° 49' 20" E, 115.46 feet, to an iron pin (found), being the northwesterly corner of a 1.55 acre parcel as conveyed to Curtis B. & Patricia D. Malloy by a deed recorded in Official Record Book 483 at Page 1128 of said county deed records;

Course No. 8: Thence, S 44° 36' 16" W, with the northerly line of said 1.55 acre parcel, 362.12 feet, to an iron pin found (Canter-S7226), being a point on the northerly line of said 18.530 acre parcel;

Course No. 9: Thence, N 86° 08' 09" W, with the northerly line of said 18.530 acre parcel, 465.13 feet **Point of Beginning**, containing 6.980 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 30 foot in width, 15 foot each side of the following described centerline: Beginning at said "Point B";

Thence, N 67° 13' 45" W, 553.96 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.

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

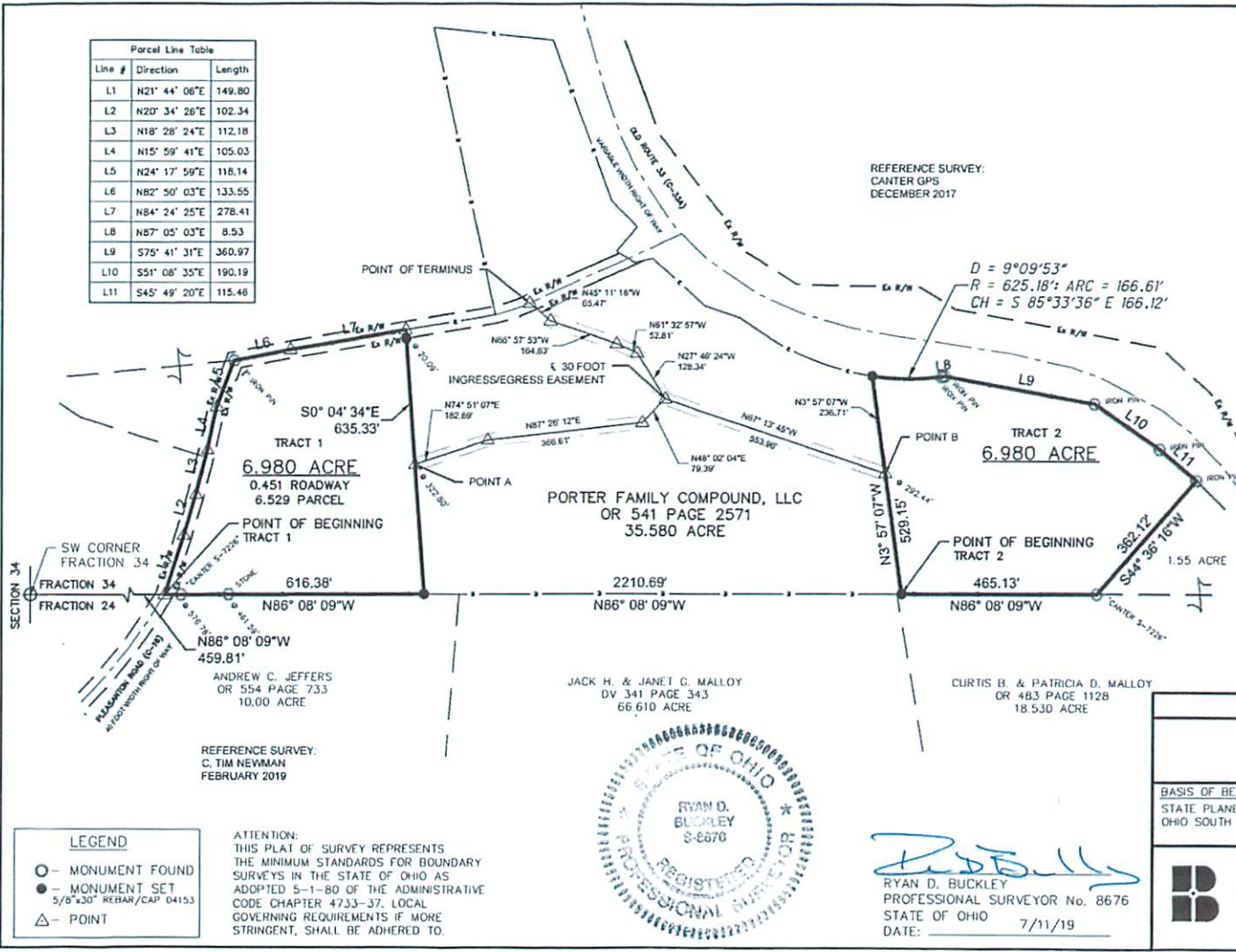
ATHENS COUNTY
LODI TOWNSHIP
SECTION 28
TOWN 4, RANGE 13
OHIO COMPANY PURCHASE
STATE of OHIO

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: *Perennial*
DATE: 8/25/19



0 150 300
1 INCH = 300 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

PLAT OF SURVEY

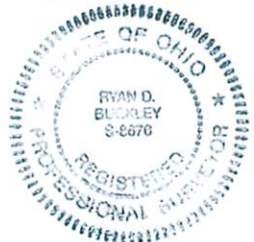
SURVEYED FOR:
MARK PORTER
P.O. BOX 359
NEW HAVEN, WV 25265

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83

DATE	7/11/19
DRAWN	JDC
CHECK	ROB
ICON NO.	19096

buckleygroup
engineering+surveying

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

REFERENCE SURVEY:
C. TIM NEWMAN
FEBRUARY 2019

LEGEND
○ - MONUMENT FOUND
◻ - MONUMENT SET
5/8" x 30" 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.