



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-592-5817
www.buckley.group

DESCRIPTION OF A 0.230 ACRE PARCEL

Situated in York Township, Athens County, State of Ohio

Being a 0.230 acre parcel of land located in part of Township 12 North, Range 15 West, Ohio Company Purchase, Section 24, York Township, Athens County, State of Ohio and being all of Lot 1384 and part of Lot 1383 in the Patton and Jackson Addition as recorded in Plat Envelope 177A of said county plat records and being part of the Nelsonville Marginal Canal Lands as recorded in Plat Envelope 423B of said county plat records, and being more fully described as follows:

Beginning at a point at the northwesterly corner of said 0.230 acre parcel, being the northeasterly corner of a parcel as conveyed to Lorenzo Poston by a deed recorded in Deed Book 43 at Page 421 of said county deed records, a point on the northerly line of said Nelsonville Marginal Canal Lands and a point on the southerly right of way line of Canal Street, a variable width right of way, from which the northwest corner of said Marginal Canal Lands bears N 40° 44' 37" W, 35.84 feet for reference;

Course No. 1: Thence, S 40° 44' 37" E, with the northerly line of said Marginal Canal Lands and southerly line of said Canal Street, 68.43 feet to an iron pin (set);

Course No. 2: Thence, S 40° 28' 01" E, with the northerly line of said Marginal Canal Lands and southerly line of said Canal Street, 50.00 feet to an iron pin (set), being the northwesterly corner of a parcel as conveyed to Shen Xiaoping by a deed recorded in Official Record Book 462 at Page 724 of said county deed records;

Course No. 3: Thence, S 49° 45' 44" W, with the westerly line of said Xiaoping parcel, 108.00 feet to an iron pin (found), being the southeasterly corner of Lot 1384 of said Patton and Jackson Addition and a point on the northerly line of Jackson Street, a 50 foot width right of way;

Course No. 4: Thence, N 40° 14' 16" W, with the northerly line of said Jackson Street, 41.50 feet to an iron pin (set), being a point on the easterly line of Watkins Street, a variable width right of way;

Course No. 5: Thence, N 3° 13' 45" E, with the easterly line of said Watkins Street, 111.04 feet to an iron pin (set), being the southeasterly corner of said Poston parcel;

Course No. 6: Thence, N 56° 33' 11" E, with the easterly line of said Poston parcel, 31.02 feet to the **Point of Beginning**, containing **0.230** acres, more or less, being 0.012 and 0.009 acres in Marginal Canal Lands, 0.095 acres in Lot 1383 and 0.114 acres in Lot 1384, 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.

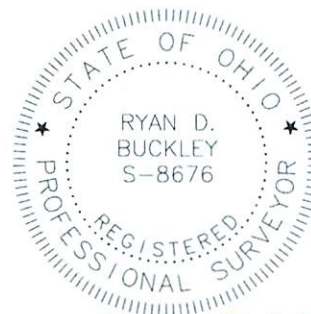
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

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 2018.


July 5, 2018

Date


Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 7/11/18



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-592-5817
www.buckley.group

DESCRIPTION OF A 0.733 ACRE PARCEL

Situated in York Township, Athens County, State of Ohio

Being a 0.733 acre parcel of land located in part of Township 12 North, Range 15 West, Ohio Company Purchase, Section 24, York Township, Athens County, State of Ohio being all of Lots 1386-1391 in the Patton and Jackson Addition as recorded in Plat Envelope 177A of said county plat records and being part of the Nelsonville Marginal Canal Lands as recorded in Plat Envelope 423B of said county plat records, and being more fully described as follows:

Beginning at a point at the northwesterly corner of said 0.733 acre parcel, being the northeasterly corner of a parcel as conveyed to Shen Xiaoping by a deed recorded in Official Record Book 462 at Page 724 of said county deed records, a point on the northerly line of said Nelsonville Marginal Canal Lands and a point on the southerly right of way line of Canal Street, a variable width right of way, from which the northwest corner of said Marginal Canal Lands bears N 40° 26' 24" W, 204.26 feet for reference;

Course No. 1: Thence, S 39° 46' 46" E, with the northerly line of said Marginal Canal Lands and southerly line of said Canal Street, 300.01 feet to an iron pin (set), being the northwesterly corner of Destiguer Street, a 50 foot width right of way;

Course No. 2: Thence, S 49° 45' 44" W, with the westerly line of said Destiguer Street, 105.20 feet to an iron pin (set), being on the northerly line of Jackson Street, a 50 foot width right of way;

Course No. 3: Thence, N 40° 14' 16" W, with the northerly line of said Jackson Street, 300.00 feet to an iron pin (set), being the southeasterly corner of said Shen Xiaoping parcel;

Course No. 4: Thence, N 49° 45' 44" E, with the easterly line of said Shen Xiaoping parcel, 107.60 feet to the **Point of Beginning**, containing **0.733** acres, more or less, being 0.008, 0.008, 0.007, 0.007, 0.007, and 0.006 acres in Marginal Canal Lands, and 0.115 acres in each Lot 1386-1391, 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.

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

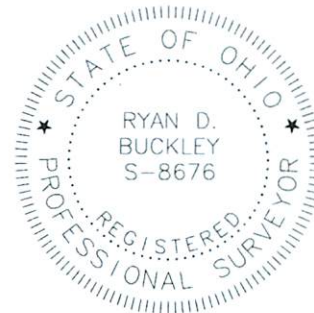
This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by Buckley Group, LLC completed in July 2018.

July 5, 2018

Date



Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brandon Williams
DATE: 7/11/18



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-592-5817
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DESCRIPTION OF A 0.086 ACRE PARCEL

Situated in York Township, Athens County, State of Ohio

Being a **0.086 acre** parcel of land located in part of Township 12 North, Range 15 West, Ohio Company Purchase, Section 24, York Township, Athens County, State of Ohio being all of Lot 1427 in the Patton and Jackson Addition as recorded in Plat Envelope 177A of said county plat records, and being more fully described as follows:

Beginning at a point at the northwesterly corner of said 0.086 acre parcel, being a point on the easterly line of Watkins Street, a variable width right of way and southerly line of Jackson Street, a 50 foot width right of way, from which the northwest corner of the Nelsonville Marginal Canal Lands as recorded in Plat Envelope 423B of said county plat records, bears N 3° 13' 45" E, 228.04 feet for reference;

Course No. 1: Thence, S 40° 14' 16" E, with the southerly line of said Jackson Street, 88.75 feet to an iron pin (set), being the northwesterly corner of Lot 1426 of said Patton and Jackson Addition;

Course No. 2: Thence, S 49° 45' 44" W, with the westerly line of said Lot 1426, 84.12 feet to an iron pin (set), being a point on the easterly line of said Watkins Street;

Course No. 4: Thence, N 3° 13' 45" E, with the easterly line of said Watkins Street, 122.28 feet to the **Point of Beginning**, containing **0.086** 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.

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

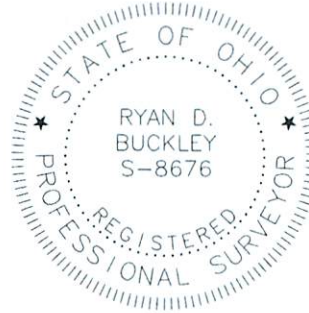
This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by Buckley Group, LLC completed in July 2018.

July 5, 2018

Date



Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

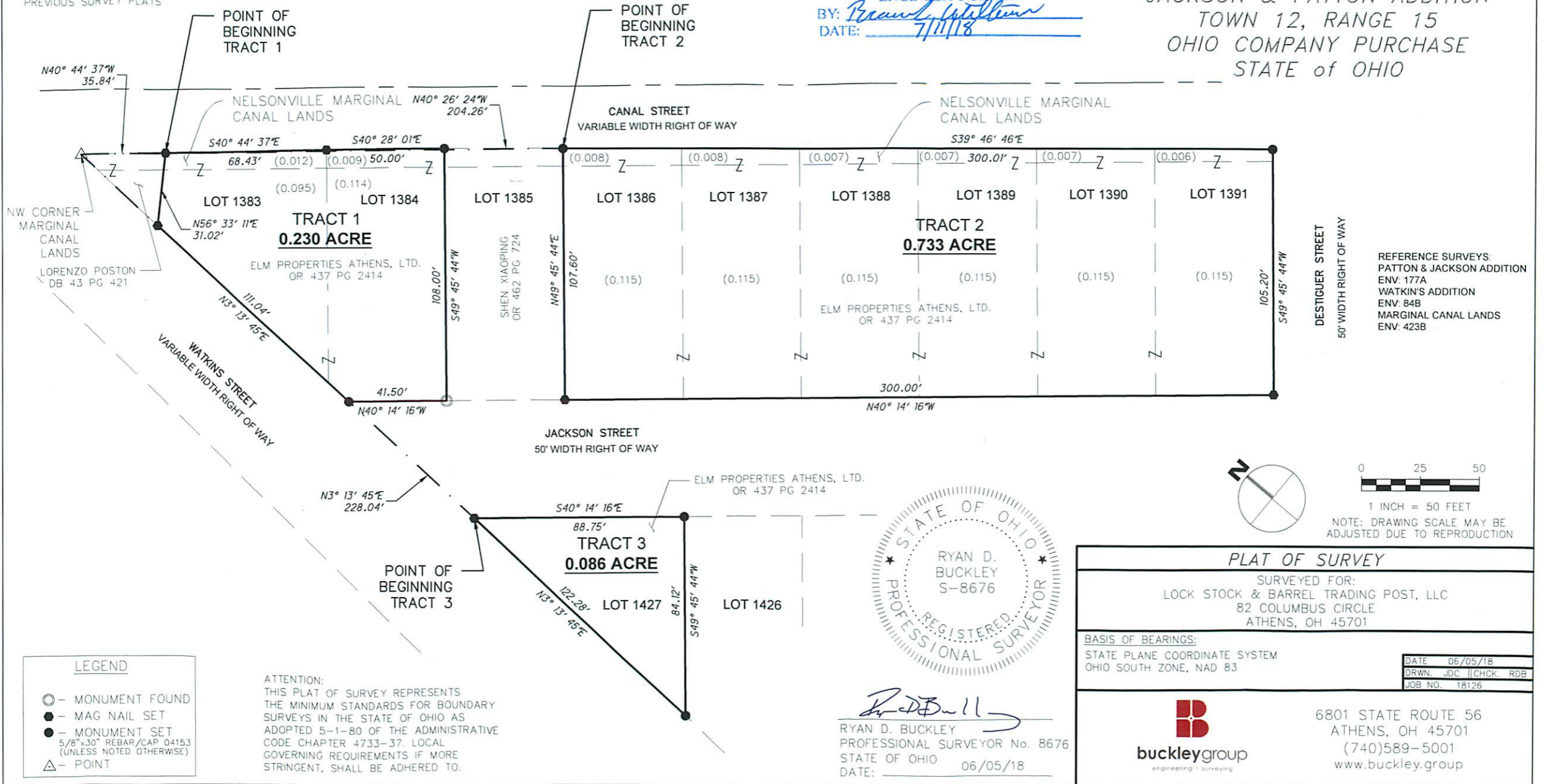
BY: *Perceval Williams*
DATE: 7/11/18

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: Bryan D. Buckley
 DATE: 7/11/18

ATHENS COUNTY
 YORK TOWNSHIP, SECTION 24
 CITY OF NELSONVILLE
 JACKSON & PATTON ADDITION
 TOWN 12, RANGE 15
 OHIO COMPANY PURCHASE
 STATE of OHIO



REFERENCE SURVEYS:
 PATTON & JACKSON ADDITION
 ENV: 177A
 WATKIN'S ADDITION
 ENV: 84B
 MARGINAL CANAL LANDS
 ENV: 423B



1 INCH = 50 FEET
 NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

LEGEND

- - MONUMENT FOUND
- - MAG NAIL SET
- - MONUMENT SET
- 5/8" x 30" REBAR/CAP 04153 (UNLESS NOTED OTHERWISE)
- △ - 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. D. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 06/05/18

PLAT OF SURVEY

SURVEYED FOR:
 LOCK STOCK & BARREL TRADING POST, LLC
 82 COLUMBUS CIRCLE
 ATHENS, OH 45701

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

DATE	06/05/18
DRWN.	JDC
CHCK.	RDB
JOB NO.	18126

buckleygroup
 engineering • surveying

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