



BY: Bryan Williams  
DATE: 10/15/19

6801 State Route 56 Athens, Ohio 45701  
Phone: 740-589-5001 Fax: 740-589-5004  
www.buckley.group

## DESCRIPTION OF A 4.593 ACRE PARCEL

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

Being a **4.593 acre** parcel of land located in State of Ohio, Athens County, City of Nelsonville, York Township, Section 17, Township 12, Range 15, Ohio Company Purchase, and being a 4.380 acre parcel, a 0.140 acre parcel, a 0.070 acre parcel and a 0.020 acre parcel conveyed to Nelsonville Homes LTD by a deed recorded in Deed Volume 347, Page 305, Deed Volume 347, Page 303 and Deed Volume 89, Page 266 of said county deed records and being more particularly described as follows:

**Beginning** at an iron pin set at the northeasterly corner of said 4.593 acre tract, being a point on the southerly right of way line of Canal Street, a 70 foot width right of way, and the northwesterly corner of a 0.170 acre parcel as conveyed to Lawrence F. Kent by a deed recorded in Official Record Book 434 at Page 606 of said county deed records, from which a stone found being the northeast corner of Section 17, bears N 81° 51' 14" E, 4593.63 feet for reference;

**Course No. 1:** Thence, S 46° 28' 51" W, with the westerly line of said 0.170 acre parcel and a 0.150 acre parcel as conveyed to Lawrence F. Kent by a deed recorded in Official Record Book 434 at Page 606 of said county deed records, 137.16 feet, to an iron pin set, being the southwesterly corner of said 0.150 acre parcel;

**Course No. 2:** Thence, S 39° 11' 09" E, with the southerly line of said 0.150 acre parcel, 41.42 feet, to an iron pin found;

**Course No. 3:** Thence, S 84° 17' 52" E, with the southerly line of said 0.150 acre parcel, 20.63 feet, to an iron pin found, being the southwesterly corner of a 0.910 acre parcel as conveyed to Melvin J. & Nickie N. Blackburn by a deed recorded in Official Record Book 152 at Page 780 of said county deed records;

**Course No. 4:** Thence, S 40° 39' 15" E, with the southerly line of said 0.910 acre parcel, 293.02 feet, to an iron pin found, being the northwesterly corner of a 4.920 acre parcel as conveyed to Demetrios & Holli Prokos by deed recorded in Official Record Book 301 at Page 1305 of said county deed records;

**Course No. 5:** Thence, S 49° 57' 49" W, with the westerly line of said 4.920 acre parcel, 335.46 feet, to an iron pin found, being a point on the northerly line of a 18.490 acre parcel as conveyed to L&L Dorm Management Inc. by a deed recorded in Deed Book 383 at Page 2470 of said county deed records;

**Course No. 6:** Thence, N 57° 21' 02" W, with the northerly line of said 18.490 acre parcel, 446.87 feet, to an iron pin found, being the southeasterly corner of 3.940 acre parcel as conveyed to Appalachian Center for Economic Networks, Inc. by a

deed recorded in Official Record Book 394 at Page 1401 of said county deed records;

**Course No. 7:** Thence, N 31° 08' 18" E, with the easterly line of said 3.940 acre parcel, 382.74 feet, to an iron pin found, being the southwesterly corner of a 0.250 acre parcel as conveyed to Encore Development, LLC. by a deed recorded in Official Record Book 501 at Page 1555 of said county deed records;

**Course No. 8:** Thence, S 54° 40' 39" E, with the southerly line of said 0.250 acre parcel, 144.60 feet, to an iron pin found;

**Course No. 9:** Thence, N 50° 04' 50" E, with the easterly line of said 0.250 acre parcel, 189.69 feet, to an iron pin found, being a point on the southerly right of way line of said Canal Street;

**Course No. 10:** Thence, S 39° 56' 05" E, 52.30 feet to the **Point of Beginning**, containing **4.593 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 October 2019.

October 8, 2019

Date

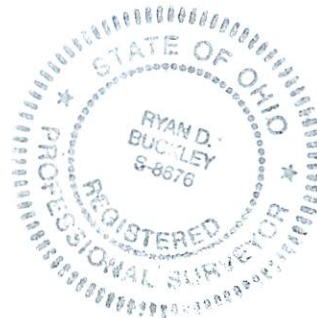


Ryan D. Buckley, Professional Surveyor No. 8676

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

**NOV 19 2019**

Jill Thompson  
Athens County Auditor



ATHENS COUNTY  
 YORK TOWNSHIP  
 CITY OF NELSONVILLE  
 SECTION 17  
 TOWN 12, RANGE 15  
 OHIO COMPANY PURCHASE  
 STATE of OHIO

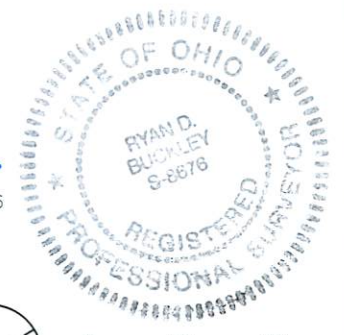
Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Ronald Whitlow  
 DATE: 10/15/19

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

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.

Ryan D. Buckley  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: 10/10/19



**LEGEND**

- - MONUMENT FOUND
- - MONUMENT SET  
5/8" x 30" REBAR/CAP 04153
- △ - POINT

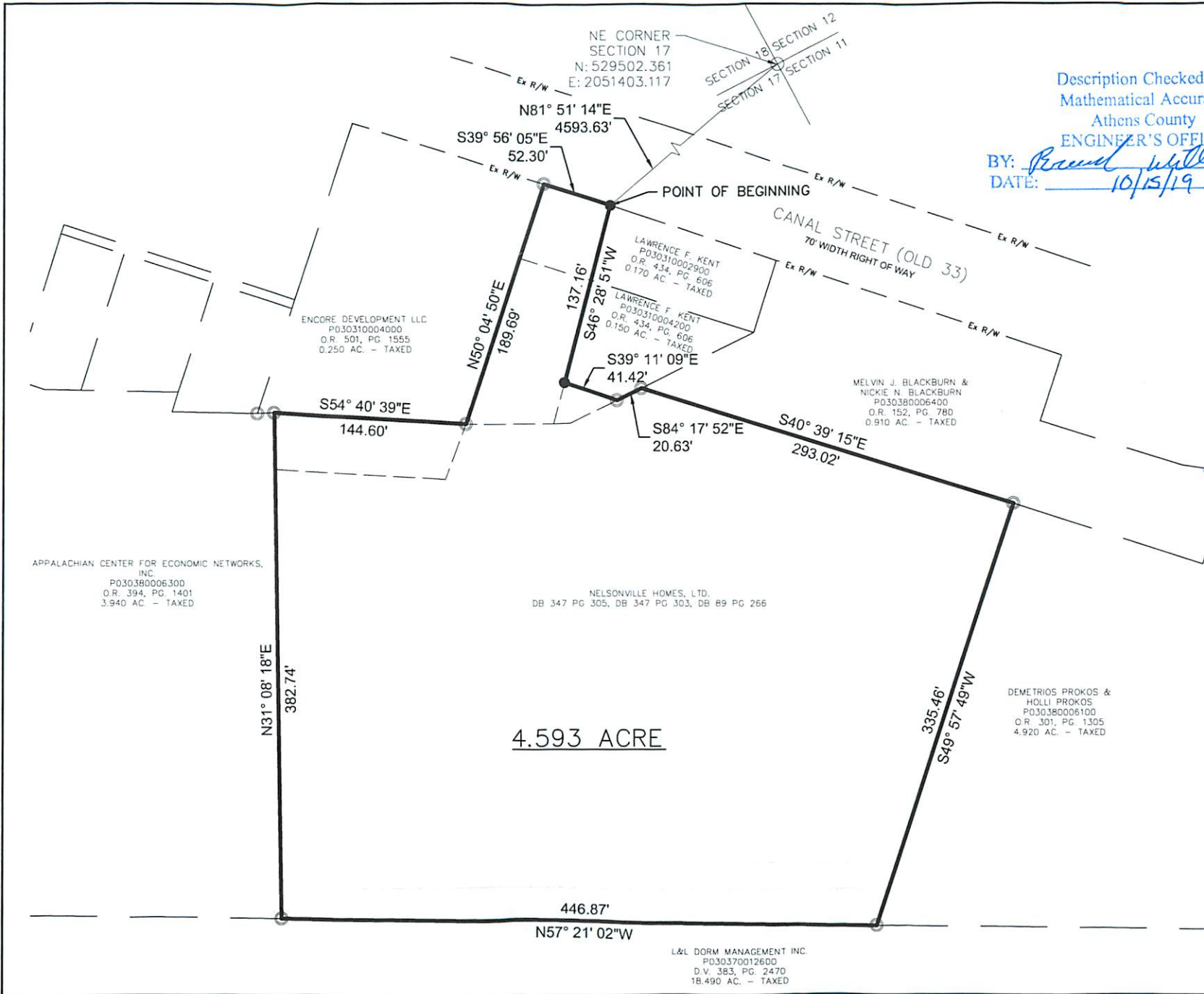


1 INCH = 100 FEET  
 NOTE: DRAWING SCALE MAY BE  
 ADJUSTED DUE TO REPRODUCTION

<b>PLAT OF SURVEY</b>	
SURVEYED FOR: FAIRFIELD HOMES, INC. P.O. BOX 190 LANCASTER, OH 43130	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	
DATE: 10/10/19	DRWN. JDC   CHCK. RDB
JOB NO. 18248	



6801 STATE ROUTE 56,  
 ATHENS, OH 45701  
 PH: (740)589-5001  
 WEB: buckleygroup



L&L DORM MANAGEMENT INC.  
 P030370012600  
 D.V. 383, PG. 2470  
 18.490 AC. - TAXED

APPALACHIAN CENTER FOR ECONOMIC NETWORKS,  
 INC.  
 P030380006300  
 O.R. 394, PG. 1401  
 3.940 AC. - TAXED

NELSONVILLE HOMES, LTD.  
 DB 347 PG 305, DB 347 PG 303, DB 89 PG 266

DEMETRIOS PROKIOS &  
 HOLLI PROKIOS  
 P030380006100  
 O.R. 301, PG. 1305  
 4.920 AC. - TAXED

ENCORE DEVELOPMENT LLC  
 P030310004000  
 O.R. 501, PG. 1555  
 0.250 AC. - TAXED

LAWRENCE F. KENT  
 P030310002900  
 O.R. 434, PG. 606  
 0.170 AC. - TAXED

LAWRENCE F. KENT  
 P030310004200  
 O.R. 434, PG. 606  
 0.150 AC. - TAXED

MELVIN J. BLACKBURN &  
 NICKIE N. BLACKBURN  
 P030380006400  
 O.R. 152, PG. 780  
 0.910 AC. - TAXED