



buckley group
engineering + surveying

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

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

MAR 24 2022

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 0.245 ACRE PARCEL

Situated in Dover Township, Athens County, State of Ohio

Being a **0.245 acre** parcel of land located in part of Athens County, Dover Township, Section 19, Gilbert Hartman Subdivision 1 and 2, Township 10 North, Range 14 West, Ohio Company Purchase, State of Ohio and being all of Lot 4 and part of Lot 5 and Lot 6 of said Gilbert Hartman Subdivision 1 and 2 recorded in Envelope 307A of said county plat records and conveyed to Hocking Valley Bank by a deed recorded in Volume 241 at Page 801 of said county deed records and being more fully described as follows:

Beginning at an iron pin (found) at the southwesterly corner of said 0.245 acre parcel, being the southwest corner of said Lot 4 of Gilbert Hartman Subdivision 1 and 2 and a point on the northerly line of Hartman Avenue, a 30 foot width platted street;

Course No. 1: Thence, N 14° 12' 29" W, with the easterly line of Lot 15 of said Gilbert Hartman Subdivision 1 and 2, passing an iron pin (found) at 65.88 feet for reference, a total distance of 68.35 feet to an iron pin (set);

Course No. 2: Thence, N 76° 12' 09" E, with a new division line, 123.69 feet to an iron pin (set), being a point on the westerly line of State Route 682 as recorded in ODOT Right of Way plans ATH-682-4.13 dated 5/17/07;

Course No. 3: Thence, S 14° 17' 57" E, with the westerly line of said State Route 682, passing an iron pin (found-ODOT) at 1.37 feet and iron pin (found-6805) at 7.51 feet (0.20 feet right) for reference, a total distance of 89.15 feet to an iron pin(found-ODOT);

Course No. 4: Thence, S 46° 48' 10" W, 23.06 feet to an iron pin (found-ODOT), being a point on the northerly line of said Hartman Avenue;

Course No. 5: Thence, N 86° 36' 59" W, with the northerly line of said Hartman Avenue, 108.74 feet to the **Point of Beginning**, containing **0.245 acres**, more or less,

being 0.138 acres in Lot 4, 0.105 acres in Lot 5, 0.002 acres in Lot 6 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 96) datum.

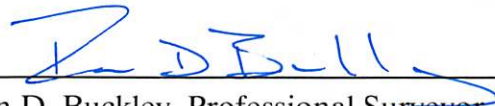
Plat of survey is attached hereto and made a part thereof.

All iron pins set being 3/4" 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 made by Buckley Group, LLC completed in March 2022.

March 22, 2022

Date



Ryan D. Buckley, Professional Surveyor No. 8676

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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Barbara Walker*
DATE: 3/24/22

