



buckley group

engineering + surveying

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

DESCRIPTION OF A 0.522 ACRE PARCEL

Situated in Village of The Plains, Athens Township, Athens County, State of Ohio

Being a **0.522 acre** parcel of land located in part of Athens County, Athens Township, Village of The Plains, Section 24, Ohio Company Purchase, Township 9 North, Range 14 West, State of Ohio, and being the section of Second Street located between Clinton Street and McDonald Ave. as recorded in Michael's Fourth Addition to Verity as recorded in Envelope 223B of said county plat records:

Beginning at a point at the northwesterly corner of said 0.522 acre parcel, being a point on the easterly line of Clinton Street and the southwest corner of Lot 303 of said Michael's Fourth Addition to Verity:

Course No. 1: Thence, S 85° 07' 23" E, with the southerly lines of Lots 303-311 of said Michael's Fourth Addition to Verity, 453.90 feet to a point, being the southeasterly corner of Lot 311 and on the westerly line McDonald Ave.;

Course No. 2: Thence, S 03° 28' 36" W, with the westerly line of McDonald Ave., 50.00 feet to a point, being the northeasterly corner of Lot 326 of said Michael's Fourth Addition to Verity;

Course No. 3: Thence, N 85° 07' 23" W, with the northerly lines of Lots 326-318 of said Michael's Fourth Addition to Verity, 455.12 feet to a point, being the northerwesterly corner of Lot 318 and on the easterly line of Clinton Street;

Course No. 4: Thence, N 04° 52' 37" E, with the easterly line of Clinton Street, 50.00 feet to the point of **Beginning** containing 0.522 acres, more or less, and being subject to all legal easements and rights of way of record.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 96) datum.

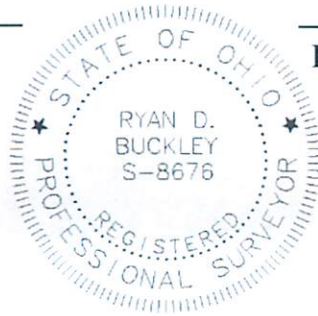
Plat of survey is attached hereto and made a part thereof.

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 April, 2022.

April 19, 2022

Date



Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 8/10/22

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

AUG 11 2022

Jill Thompson
Athens County Auditor

STATE OF OHIO, ATHENS COUNTY,
 ATHENS TOWNSHIP, VILLAGE OF THE PLAINS,
 MICHAEL'S FOURTH ADDITION TO VERITY
 SECTION 24, T9N, R14W
 OHIO COMPANY PURCHASE

HOPEWELL HEALTH CENTERS INC.
 O.R. 571, PG. 1375
 A040240507300

SW CORNER OF LOT 303 OF
 MICHAEL'S FOURTH ADDITION
 TO VERITY, ENVELOPE 223B

LOT #303 LOT #304 LOT #305 LOT #306 LOT #307 LOT #308 LOT #309 LOT #310 LOT #311

S85° 07' 23"E
 453.90'

P.O.B.
 NORTHING: 498163.9193'
 EASTING: 2073054.1850'

SECOND STREET (TO BE VACATED) 0.522 AC. TOTAL

455.12'

N85° 07' 23"W

LOT #318 LOT #319 LOT #320 LOT #321 LOT #322 LOT #323 LOT #324 LOT #325 LOT #326

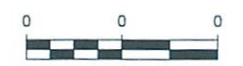
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CLINTON STREET

MCDONALD AVE.

N04° 52' 37"E
 50.00'

50.00'
 S03° 28' 36"W



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

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: 8/10/22

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: 4/19/22

PLAT OF SURVEY

SURVEYED FOR:
 HOPEWELL HEALTH CENTERS, INC.

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

DATE	4/19/22
DRWN.	TMF CHCK. RDB
JOB NO.	201591

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET
5/8"x30" REBAR/CAP 04153
- △ - POINT

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