



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

DESCRIPTION OF A 7.6100 ACRE PARCEL (TRACT 1)

Situated in Section 19, Troy Township, Athens County, State of Ohio

Being a 7.6100-acre parcel of land in Section 19, Troy Township, Athens County, Township 5 North, Range 11 West, Ohio Company Purchase, State of Ohio, and being part of a 25.000-acre parcel tax parcel L010010008300 as conveyed to Ronald R. & Christies Fowler by a deed recorded in Official Record 262 Page 851 in Athens County recorder's office, and being more fully described as follows:

The Point of Beginning being a calculated point in the center of Four Mile Creek Rd (CR-59) at the northwesterly corner of subject parcel, and being on the easterly line of a 20.000-acre parcel conveyed to Timothy Wiggins in said county recorder's office in Official Record 301 Page 808, from which an iron pin (set) bears S 02° 47' 54" W, 25.00', and a corner stone (found) with an X, at the northwest corner of said Section 19, bears N 77° 51' 39" W, 1,370.04 feet;

Thence following the centerline of said Four Mile Creek Rd (CR-59) for the following 4 courses,

Course No. 1: Thence, N 87° 24' 41" E, 85.13 feet to a point;

Course No. 2: Thence, N 82° 30' 04" E, 60.62 feet to a point;

Course No. 3: Thence, N 69° 29' 39" E, 58.87 feet to a point;

Course No. 4: Thence, N 49° 12' 09" E, 42.09 feet to a point;

Thence following the centerline of said Ridger Rd (T-165) for the following 2 courses,

Course No. 5: Thence, S 49° 00' 22" E, 75.26 feet to a point;

Course No. 6: Thence, S 55° 14' 20" E, 71.44 feet to a point;

Course No. 7: Thence leaving said road, S 02° 23' 53" W, with a new division line, passing an iron pin (set) at 25.00 feet, a total of 905.77 feet to an iron pin (set), on a northerly line of a 7.500-acre parcel conveyed to Muesetta Holbert in said county recorder's office in Official Record 462 Page 1207;

Course No. 8: Thence, N 87° 37' 43" W, along the northwesterly line of said 7.500-acre parcel, a total of 355.05 feet to corner stone (found) with an X, at a northwesterly corner of said 7.500-acre parcel, and on a easterly line of a 16.960-acre parcel conveyed to Herbert E. Mathney in said county recorder's office in Official Record 489 Page 2422 ;

Course No. 9: Thence, N 02° 47' 54" E, along a easterly line of said 16.960-acre parcel, passing a 5/8" iron pin (found) at 491.42 feet and 6.66 feet left, along the easterly line said 20.000-acre parcel, passing an iron pin (set) at 896.60 feet, a total of 921.60 feet to the **Point of Beginning**, containing **7.6100-acres**, more or less, leaving 17.390-acres in parcel number L010010008300 and being subject to all legal rights of way and easements.

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (2011) datum.

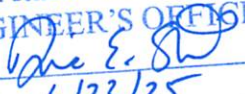
Plat of survey is attached hereto and made a part thereof.
All iron pins set being 3/4" x 30" rebar with a plastic cap stamped "Buckley Firm 04153"

This description was prepared under the direct supervision of Robert C. Canter Registered Surveyor No. 7226, and is based on a field survey made by Buckley Group, LLC completed in June 2025.

June 6, 2025
Date


Robert C. Canter, Professional Surveyor No. 7226



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/23/25

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

JUN 23 2025

Jill Davidson
Athens County Auditor



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

DESCRIPTION OF A 12.4798 ACRE PARCEL (TRACT 2)

Situated in Section 19, Troy Township, Athens County, State of Ohio

Being a **12.4798-acre** parcel of land in Section 19, Troy Township, Athens County, Township 5 North, Range 11 West, Ohio Company Purchase, State of Ohio, and being part of a 25.000-acre parcel tax parcel L010010008300 as conveyed to Ronald R. & Christies Fowler by a deed recorded in Official Record 262 Page 851 in Athens County recorders office, and being more fully described as follows:

The Point of Beginning being a calculated point in the center of Ridge Rd (T-165) at the northwesterly corner of subject parcel, from which an iron pin (set) bears S 02° 23' 53" W, 25.00', and a corner stone (found) with an X, at the northwest corner of said Section 19, bears N 79° 18' 54" W, 1,716.82 feet;

Thence following the centerline of said Ridge Rd (T-165) for the following 6 courses,

- Course No. 1:** Thence, S 68° 02' 03" E, 56.10 feet to a point;
- Course No. 2:** Thence, S 77° 32' 23" E, 101.39 feet to a point;
- Course No. 3:** Thence, S 81° 07' 49" E, 118.53 feet to a point;
- Course No. 4:** Thence, N 88° 49' 44" E, 110.77 feet to a point;
- Course No. 5:** Thence, N 70° 49' 39" E, 82.66 feet to a point;
- Course No. 6:** Thence, N 59° 04' 02" E, 64.57 feet to a point;

Thence following a new division line the following 2 courses,

- Course No. 7:** Thence leaving said road, S 22° 03' 19" E, passing an iron pin (set) at 30.00 feet, a total of 289.25 feet to an iron pin (set);
- Course No. 8:** Thence, S 02° 23' 51" W, a total of 665.07 feet to an iron pin (set), on a northerly line of a 7.500-acre parcel conveyed to Muesetta Holbert in said county recorder's office in Official Record 462 Page 1207;

Course No. 9: Thence, N 87° 37' 43" W, along the northwesterly line of said 7.500-acre parcel, a total of 631.59 feet to an iron pin (set);

Course No. 10: Thence, N 02° 23' 53" E, along a new division line, passing a iron pin (set) at 880.77 feet, a total of 905.77 feet to the **Point of Beginning**, containing **12.4798-acres**, more or less, leaving 12.520-acres in parcel number L010010008300 and being subject to all legal rights of way and easements.

Legal Description Pre-Approval
APPROVED
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JUN 23 2025

Jill Davidson
Athens County Auditor

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (2011) datum.

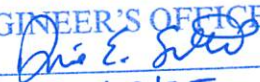
Plat of survey is attached hereto and made a part thereof.
All iron pins set being 3/4" x 30" rebar with a plastic cap stamped "Buckley Firm 04153"

This description was prepared under the direct supervision of Robert C. Canter Registered Surveyor No. 7226, and is based on a field survey made by Buckley Group, LLC completed in June 2025.

June 6, 2025
Date


Robert C. Canter, Professional Surveyor No. 7226



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/23/25



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Phone: 740-589-5001 Fax: 740-592-5817

DESCRIPTION OF A 8.7863 ACRE PARCEL (TRACT 3)

Situated in Section 19, Troy Township, Athens County, State of Ohio

Being a **8.7863-acre** parcel of land in Section 19, Troy Township, Athens County, Township 5 North, Range 11 West, Ohio Company Purchase, State of Ohio, and being part of a 25.000-acre parcel tax parcel L010010008300 as conveyed to Ronald R. & Christies Fowler by a deed recorded in Official Record 262 Page 851 and being all of a 2.500-acre parcel tax parcel L010010008400 as conveyed to Ronald R. & Christies Fowler by a deed recorded in Official Record 508 Page 365 in Athens County recorders office, and being more fully described as follows:

The Point of Beginning being a calculated point in the center of Ridge Rd (T-165) at the northwesterly corner of subject parcel, from which an iron pin (set) bears S 22° 03' 19" E, 30.00', and a corner stone (found) with an X, at the northwest corner of said Section 19, bears N 81° 48' 08" E, 2,222.11 feet;

Thence following the centerline of said Ridge Rd (T-165) for the following 7 courses,

- Course No. 1:** Thence, N 53° 02' 53" E, 136.02 feet to a point;
- Course No. 2:** Thence, N 57° 30' 38" E, 143.60 feet to a point;
- Course No. 3:** Thence, N 74° 07' 47" E, 48.64 feet to a point;
- Course No. 4:** Thence, N 84° 59' 10" E, 50.45 feet to a point;
- Course No. 5:** Thence, S 88° 58' 06" E, 50.46 feet to a point;
- Course No. 6:** Thence, S 82° 29' 46" E, 47.70 feet to a point;
- Course No. 7:** Thence, S 73° 18' 41" E, 32.47 feet to a point on the westerly line of a 15.430-acre parcel as conveyed to Barbara A. Holland by a deed recorded in Official Record 255 Page 1812;

Course No. 8: Thence leaving said road, S 02° 22' 17" W, along the westerly line of said 15.430-acre parcel, passing an iron pin (set) at 25.00 feet, and the westerly line of a 10.295-acre parcel as conveyed to Jeremy Holland by a deed recorded in Official Record 445 Page 695, passing a corner stone (found) with an X, at 550.04 feet, an iron pin (found) capped "Mulryan", at 749.87 feet, and a bent iron pin (found) capped "Mulryan" at 982.19 feet, a total of 1107.30 feet to an iron pin (set), on the northeasterly corner of a 7.500-acre parcel conveyed to Muesetta Holbert in said county recorder's office in Official Record 462 Page 1207;

Course No. 9: Thence, N 87° 37' 43" W, along the northwesterly line of said 7.500-acre parcel, a total of 329.39 feet to an iron pin (set);

Thence with a new division line the following 2 courses,

- Course No. 10:** Thence, N 02° 23' 51" E, 665.07 feet to an iron pin (set);
- Course No. 11:** Thence, N 22° 03' 19" W, passing an iron pin (set) at 259.25 feet, a total of 289.25 feet to the **Point of Beginning**, containing **8.7863-acres**, more or less, leaving 16.1907-acres in parcel number L010010008300 and being subject to all legal rights of way and easements.

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (2011) datum.

Plat of survey is attached hereto and made a part thereof.
All iron pins set being 3/4" x 30" rebar with a plastic cap stamped "Buckley Firm 04153"

This description was prepared under the direct supervision of Robert C. Canter Registered Surveyor No. 7226, and is based on a field survey made by Buckley Group, LLC completed in June 2025.

June 6, 2025
Date

R/C Canter
Robert C. Canter, Professional Surveyor No. 7226



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 6/23/25

Legal Description Pre-Approval
APPROVED
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JUN 23 2025

Jill Davidson
Athens County Auditor

ATHENS COUNTY
TROY TOWNSHIP
SECTION 19
TOWN 5N, RANGE 11W
OHIO COMPANY PURCHASE
STATE of OHIO

Point Table			
Point #	Northing	Easting	Raw Description
3	434502.648	2166834.704	5/8" IPIN
6	433902.690	2168134.784	STONE w/X
10	436045.424	2168223.517	STONE w/X
14	436646.331	2168253.853	1" IPIN
15	436063.055	2167981.426	STONE w/L
16	436034.254	2166902.900	5/8" IPIN
17	435543.096	2166885.560	STONE w/X
25	436671.600	2167204.923	IPCF "SEYMOUR ASSC."
26	436751.696	2165591.148	STONE w/X
100	436463.593	2166930.553	CALCPT
105	436433.379	2167278.201	CALCPT
106	436434.844	2167790.557	CALCPT
108	436570.014	2168245.241	IPCS
109	436407.039	2167801.822	IPCS
110	436408.400	2167277.155	IPCS
111	436438.623	2166929.332	IPCS

Line Table		
Line #	Direction	Length
L1	N87° 24' 41"E	85.13
L2	N82° 30' 04"E	60.62
L3	N69° 29' 39"E	58.87
L4	N49° 12' 09"E	42.09
L5	S49° 00' 22"E	75.26
L6	S55° 14' 20"E	71.44
L7	S68° 02' 03"E	56.10
L8	S77° 32' 23"E	101.39
L9	S81° 07' 49"E	118.53
L10	N88° 49' 44"E	110.77
L11	N70° 49' 39"E	82.66

Line Table		
Line #	Direction	Length
L12	N59° 04' 02"E	64.57
L13	N53° 02' 53"E	136.02
L14	N57° 30' 38"E	143.60
L15	N74° 07' 47"E	48.64
L16	N84° 59' 10"E	50.45
L17	S88° 58' 06"E	50.46
L18	S82° 29' 46"E	47.70
L19	S73° 18' 41"E	32.47
L20	S22° 03' 19"E	289.25
L21	N87° 37' 43"W	355.05
L22	N87° 37' 43"W	329.39

P.O.B. FOR TRACT 1 - NW CORNER OF SECTION 19 BEARS N77° 51' 39" W 1370.04'
P.O.B. FOR TRACT 2 - NW CORNER OF SECTION 19 BEARS N79° 18' 54" W 1716.82'
P.O.B. FOR TRACT 3 - NW CORNER OF SECTION 19 BEARS N81° 48' 08" W 2222.11'

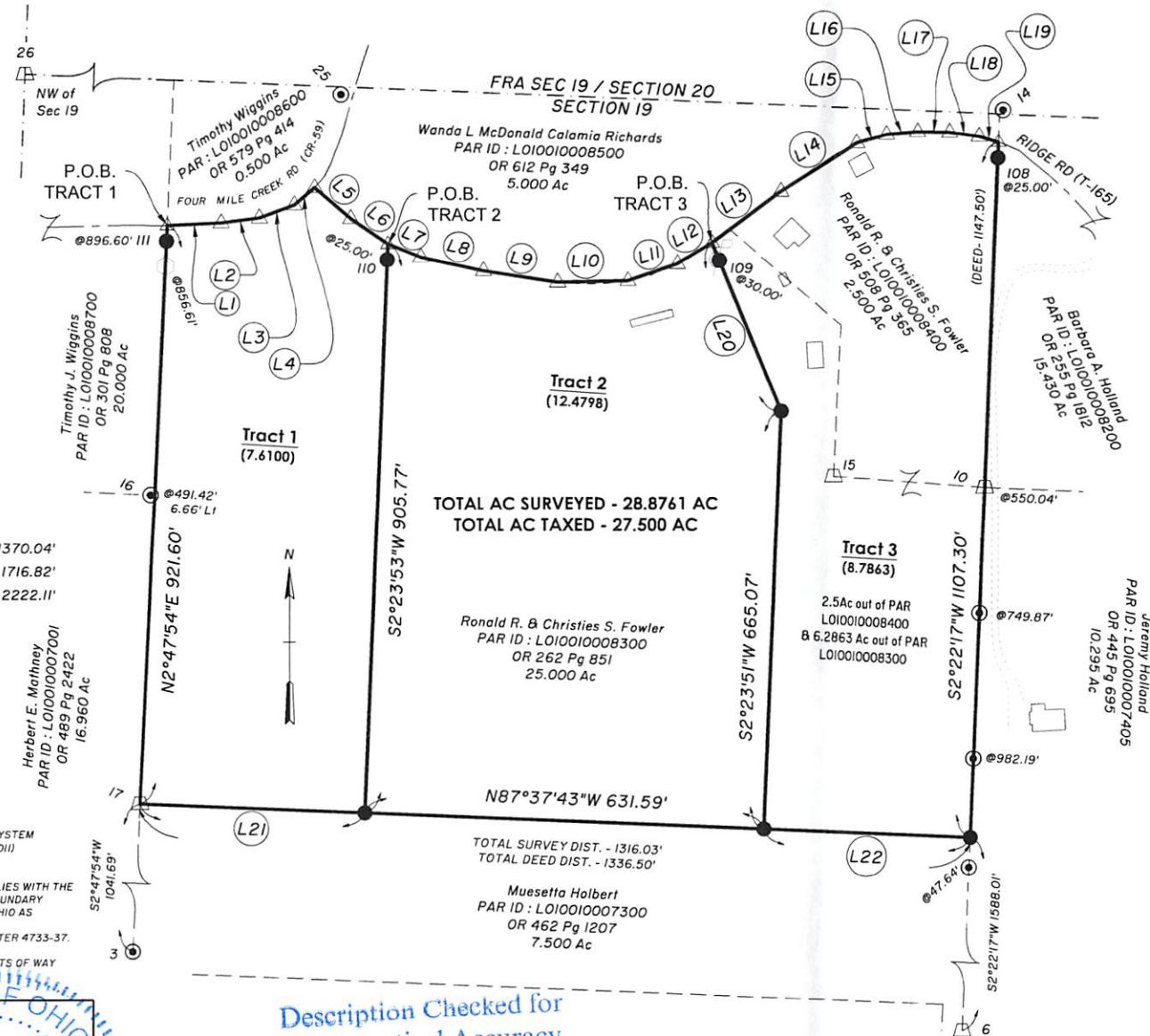
**
IPCS - IRON PIN CAP SET
IPIN - IRON PIN FOUND
IPCF - IRON PIN CAP FOUND

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES: (AS NOTED)
SPECIFIED COUNTY TAX PARCEL MAP:
CURRENT
CURRENT & PREVIOUS SURVEY:
A 16.963 ACRE SURVEY FOR HERB MATHENY BY KENNETH HIGHLAND IN MARCH 1996
A 17.55 ACRE SURVEY FOR MELVIN E. DENNIS BY JOHN BRANNER IN JUNE 2015
A 28.727 ACRE SURVEY FOR JAMES R & GLORIA A MORRIS BY CURTIS LUCAS IN APRIL 1983
A 32.032 ACRE SURVEY FOR JOHN AND MARY COEN BY JAMES MULRYAN IN APRIL 14, 2000

BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83 (2011)

ATTENTION:
THIS PLAT OF SURVEY COMPLIES WITH THE
MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS
ADOPTED 05-01-80 OF THE
ADMINISTRATIVE CODE CHAPTER 4733-37.

SUBJECT TO ALL LEGAL RIGHTS OF WAY
EASEMENTS



LEGEND

- POWER POLE
- IRON PIN FOUND
- MONUMENT SET
- POINT
- STONE FOUND
- OLD WOODEN FENCE POST
- SURVEY LIMITS
- CENTERLINE OF ROAD
- EDGE OF GRAVEL DRIVE

NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

100 0 100 200
1 INCH = 200 FEET

DATE 06/06/25
DRWN. DAC | CHCK. RCC
JOB NO. 252664

buckleygroup
engineering+surveying

6801 STATE ROUTE 56
ATHENS, OH 45701
(740) 589-5001
www.buckleygroup

PLAT OF SURVEY FOR RON FOWLER

SURVEY LOCATION:
26427 RIDE RD
COOLVILLE OHIO 45723

ROBERT C. CANTER
PROFESSIONAL SURVEYOR No. 7226
STATE OF OHIO
DATE: 6-6-2025

STATE OF OHIO
ROBERT CANTER
S-7226
REGISTERED
PROFESSIONAL SURVEYOR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: W. E. S.
DATE: 6/23/25

ATHENS COUNTY
TROY TOWNSHIP
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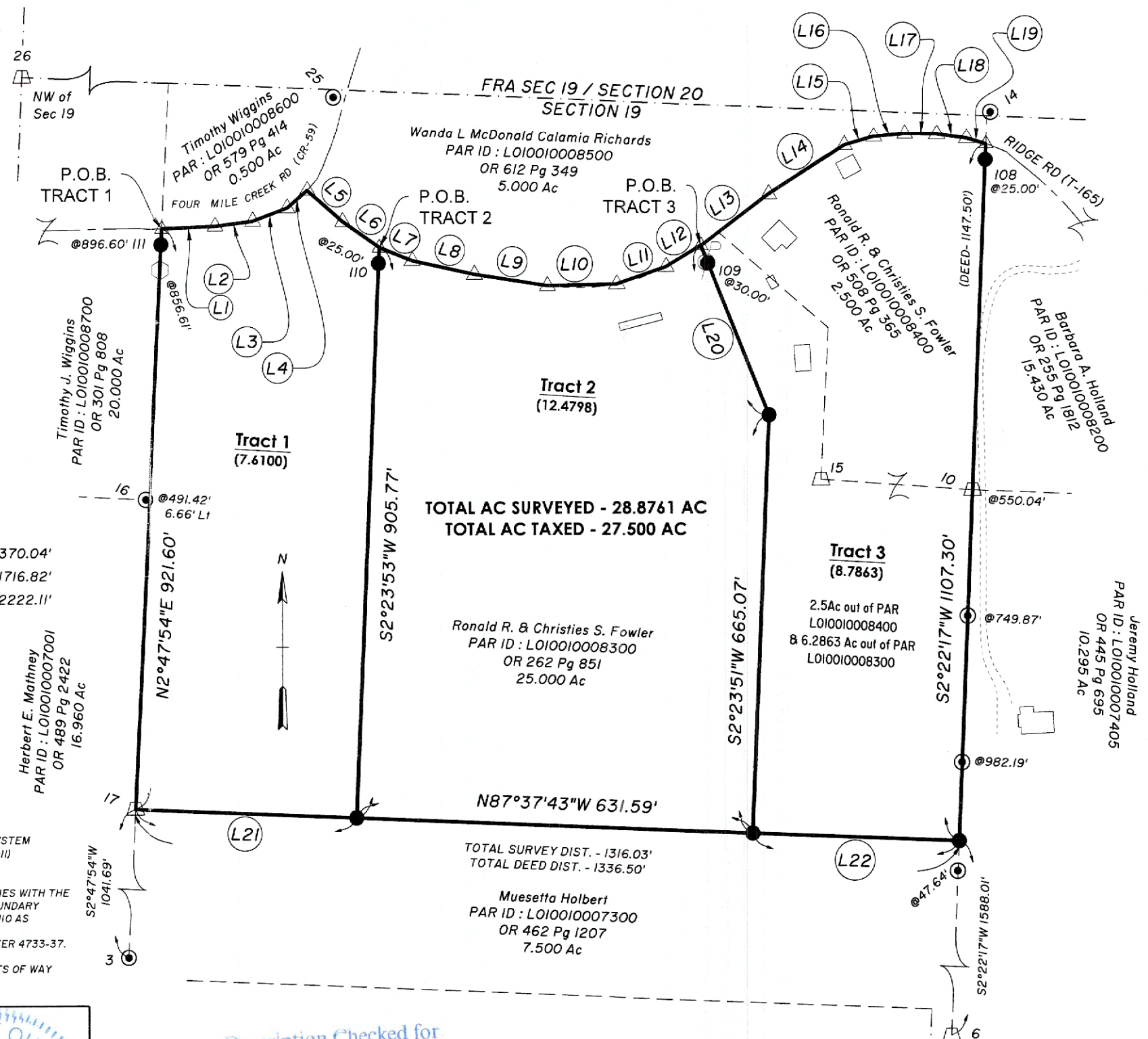
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BASIS OF BEARING:
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OHIO SOUTH ZONE, NAD 83 (2011)

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ADOPTED 05-01-80 OF THE
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SUBJECT TO ALL LEGAL RIGHTS OF WAY
EASEMENTS



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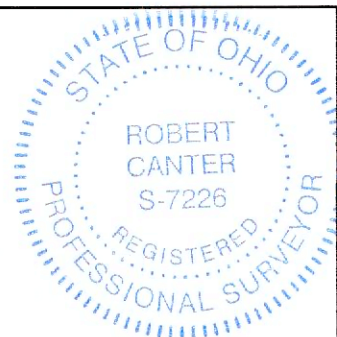
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PLAT OF SURVEY FOR RON FOWLER

SURVEY LOCATION:
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Robert C. Canter
Professional Surveyor No. 7226

STATE OF OHIO
DATE: 6-6-2025



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ENGINEER'S OFFICE
BY: *Die E. S.*
DATE: 6/23/25



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engineering+surveying

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