



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



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Phone: 740-323-0644

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**Legal Description**  
**Tract 1: 0.243 Acres**  
**Part Tyler Hendrix Parcel: O.R. Book 592, Page 480**

Situated in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Township 10N, Range 15W, of the Ohio River Survey, and being more particularly described as follows;

Being a Survey of a part of a 0.48 Acre parcel conveyed to Tyler Hendrix, as recorded in O.R. Book 592, Page 480, in the Athens County Deed Records, being part of Auditor's P.P.N. H02-00800120-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of Lot 13 of Gilkey Subdivision conveyed to Roger P. & Carol J. Smith, as recorded in O.R. Book 344, Page 359, also being the Northeast corner of said parcel conveyed to Hendrix (OR592,Pg480), of which this description is a part, being on the West line of a 0.53 Acre parcel conveyed to William R.

Butterworth, Jr. & April Ann Butterworth, as recorded in O.R. Book 471, Page 1428, said parcel conveyed to Butterworth (OR471,Pg1428;

Thence, S 04°39'19" W 106.80 feet with the East line of said parcel conveyed to Hendrix (OR582,Pg480), of which this description is a part, also being the West line of said parcel conveyed to Butterworth (OR471, Pg1428), to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.243 Acre parcel herein to be described;

Thence, S 04°39'19" W 106.80 feet continuing with the East line of said parcel conveyed to Hendrix (OR582,Pg480), of which this description is a part, also being the West line of said parcel conveyed to Butterworth (OR471, Pg1428), to a 5/8" o.d. iron pin found w/cap stamped "ODOT" on the North Right of Way Line of State Route 681 marking Station 401+74.36/35.00' Left of a centerline survey of State Route 681, as shown on Plan No. ATH-681-7.30-7.64, on file at the Ohio Department of Transportation District 10 Office, Marietta Ohio, and being the Southeast corner of said parcel conveyed to Hendrix, of which this description is a part;

Thence with the North Right of Way Line of State Route 681, with the following two (2) courses and distances:

- 1) S 88°12'19" W 84.51 feet to a 5/8" o.d. iron pin found w/cap stamped "ODOT" marking Station 400+90.00/40.00' Left;
- 2) N 44°28'32" W 19.38 feet to a 5/8" iron pin found w/cap stamped "ODOT" on the East Right of Way Line of Louisa Avenue (40' Wide R/W), and being Station 400+77.73/55.00' Left;

Thence, N 04°39'19" E 96.47 feet with the East Right of Way Line of Louisa Avenue, to an iron pin set;

Thence, S 89°29'17" E 98.89 feet leaving Louisa Avenue with a line across said parcel conveyed to Hendrix (OR592,Pg480), of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.243 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the East Right of Way Line of Louisa Avenue (40' Wide R/W), as being N 04°39'19" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2022.

Dated 3/15/22

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3853-22AT-Tract1

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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 3/16/22

MAR 16 2022

Jill Thompson  
 Athens County Auditor





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**Legal Description**  
**Tract 2: 0.230 Acres**  
**Part Tyler Hendrix Parcel: O.R. Book 592, Page 480**

Situated in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Township 10N, Range 15W, of the Ohio River Survey, and being more particularly described as follows;

Being a Survey of a part of a 0.48 Acre parcel conveyed to Tyler Hendrix, as recorded in O.R. Book 592, Page 480, in the Athens County Deed Records, being part of Auditor's P.P.N. H02-00800120-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of Lot 13 of Gilkey Subdivision conveyed to Roger P. & Carol J. Smith, as recorded in O.R. Book 344, Page 359, also being the Northeast corner of said parcel conveyed to Hendrix (OR592,Pg480), of which this description is a part, being on the West line of a 0.53 Acre parcel conveyed to William R.

Butterworth, Jr. & April Ann Butterworth, as recorded in O.R. Book 471, Page 1428, said parcel conveyed to Butterworth (OR471,Pg1428, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.230 Acre** parcel herein to be described;

Thence, **S 04°39'19" W 106.80 feet** with the East line of said parcel conveyed to Hendrix (OR582,Pg480), of which this description is a part, also being the West line of said parcel conveyed to Butterworth (OR471, Pg1428), to an iron pin set;

Thence, **N 89°29'17" W 98.89 feet** with a line across said parcel conveyed to Hendrix (OR592,Pg480), of which this description is a part, to an iron pin set on the West line thereof, and being on the East Right of Way Line of Louisa Avenue (40' Wide R/W);

Thence, **N 04°39'19" E 96.47 feet** with the East Right of Way Line of Louisa Avenue, the same being the West line of said parcel conveyed to Hendrix (OR592,Pg480), of which this description is a part, to an iron pin set marking the Northwest corner thereof, and being the Southwest corner of Lot 13 of Gilkey Subdivision conveyed to Roger P. & Carolyn J. Smith;

Thence, **N 84°36'24" E 100.17 feet** leaving Louisa Avenue with the North line of said parcel conveyed to Hendrix (OR592,Pg480), of which this description is a part, the same being the South line of said Lot 13 of Gilkey Subdivision, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.230 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the East Right of Way Line of Louisa Avenue (40' Wide R/W), as being N 04°39'19" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2022.

Dated 3/15/22

Job No. 3853-22AT-Tract2

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY:   
 DATE: 3/16/22



MAR 16 2022

Jill Thompson  
 Athens County Auditor

# Plat of Survey

Village of Albany, Township of Lee, County of Athens, part  
Section 2, Township 10N, Range 15W, Ohio River Survey

**PROPERTY LOCATION:**

Being a Survey of a part of a parcel conveyed to Tyler Hendrix, as recorded in O.R. Book 592, Page 480, in the Athens County Deed Records, and being all of Auditor's P.P.N. H02-00800120-00.

**BASIS OF BEARING**

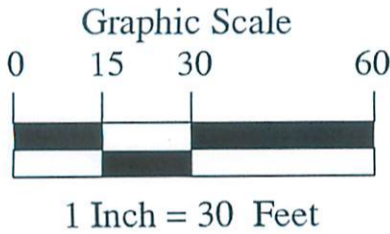
The bearings of this plat are based on the West Right of Way Line of Louisa Avenue (40' Wide R/W), as being N 04°35'24" E, and is an assumed Meridian used to denote angles only.

**RELATED DOCUMENTS:**

- 1) Plat of Gilkey Subdivision
- 2) O.D.O.T. Plans for State Route 681  
Plan no. ATH-681-7.30-7.64

**LEGEND**

- - 5/8" o.d. Iron Pin Found capped "ODOT".
- △ - 5/8" o.d. Iron Pin Found
- - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"



Roger P. & Carolyn J. Smith  
O.R. Book 344, Page 359  
H02-00800119-00  
Lot 13: Gilkey Subdivision  
N 84°36'24" E 100.17'

P.O.B. Tract 2  
SE Corner Lot 13  
Gilkey Subdivision

**Tract 2**  
0.230 Acres

Tyler Hendrix  
O.R. Book 592, Page 480  
0.48 Acres  
P.P.N. H02-00800120-00

N 89°29'17" W 98.89'

P.O.B. Tract 1

**Tract 1**  
0.244 Acres

William R. Butterworth, Jr. & April Ann Butterworth  
0.53 Acres  
O.R. Book 471, Page 1428  
P.P.N. H02-00100022-06

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
*[Signature]*  
DATE: 3/14/22

MAR 16 2022

Jill Thompson  
Athens County Auditor BY:  
DATE:

LOUISA AVENUE (40' Wide R/W)

N 04°39'19" E 96.47'

192.94'

96.47'

96.47'

Sta.400+77.73  
55.00' Left

Sta.400+90.00  
40.00' Left

N 44°28'32" W 19.38'

S 88°12'19" W 84.51'

S 04°39'19" W 106.80'

Sta.401+74.36  
35.00' Left



STATE ROUTE 681 (variable widths)  
O.D.O.T. Plan No. ATH-681-7.30-7.64

I hereby certify that an actual survey was made of the premises,  
and that this plat is correct to the best of my knowledge.

Date 3/15/22  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
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Legal Description Pre-Approval  
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All transfers are subject to  
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