

S.A. ENGLAND SURVEYING
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Legal Description

0.259 Acres

All of Timothy A. Smith, II Parcel: O.R. Book 524, Page 001

Situated in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being all of Lot 2 and part of Lot 1 of the Plat of Albany, Township 10N, Range 15W, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Timothy A. Smith, II, as recorded in O.R. Book 524, Page 001, in the Athens County Deed Records, and being all of Auditor's P.P.N. H02-00300013-00 & H02-00300014-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North line of Willow Alley (16.5' Wide) marking the Southeast corner of said Lot 2 of which this description is a part, also being the Southwest corner of Lot 1 and a parcel conveyed to Patresa A. Swart, as recorded in O.R. Book 394, Page 2299, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.259 Acre** parcel herein to be described: said iron pin found bears S 87°08'45" W 159.37 feet from a 1/2" o.d. iron pin found marking the Southeast corner of Lot 1;

Thence, S 87°08'45" W 60.06 feet with the North line of Willow Alley, the same being the South line of said Lot 2, to iron pin set marking the Southwest corner thereof, and being the Southeast corner of Lot 3;

Thence, N 00°08'10" E 167.87 feet with the West line of said Lot 2, the same being the East line of Lot 3, to an iron pin set on the South Right of Way Line of Lee Street (49.5' Wide R/W), being the Northwest corner of Lot 2, also being the Northeast corner of Lot 3;

Thence, N 87°06'07" E 70.03 feet with the South Right of Way Line of Lee Street, the same being the North line of Lot 2 and extending along the North line of Lot 1, to a 1/2" o.d. iron pin found marking the Northwest corner of a parcel conveyed to Brad Jageman, as recorded in O.R. Book 475, Page 2109: said iron pin found bears S 87°05'39" W 122.90 feet from a 1/2" o.d. iron pin found;

Thence, S 00°05'18" W 118.75 feet leaving Lee Street with the West line of said parcel conveyed to Jageman, (OR475, Pg2109), to a 1/2" o.d. iron pin found on the North line of said parcel conveyed to Swart (OR394, Pg2299): said iron pin found bears S 87°08'43" W 120.64 feet from a 1/2" o.d. iron pin found;

Thence with the North and West boundary of said parcel conveyed to Swart (OR394, Pg2299), with the following two (2) courses and distances:

- 1) S 86°31'39" W 10.01 feet to a 1/2" o.d. iron pin found on the West line of Lot 1, also being the East line of said Lot 2 of which this description is a part;
- 2) S 00°12'53" W 49.07 feet with the West line of Lot 1, the same being the East line of Lot 2, to the **PRINCIPLE PLACE OF BEGINNING.**

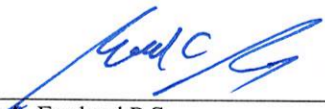
Said parcel as surveyed contains **0.259 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the South Right of Way Line of Lee Street (49.5' Wide R/W), as being N 87°06'07" 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.

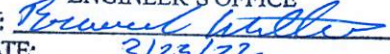
Dated 3/21/22


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

Job No. 3854-22AT

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: 3/23/22

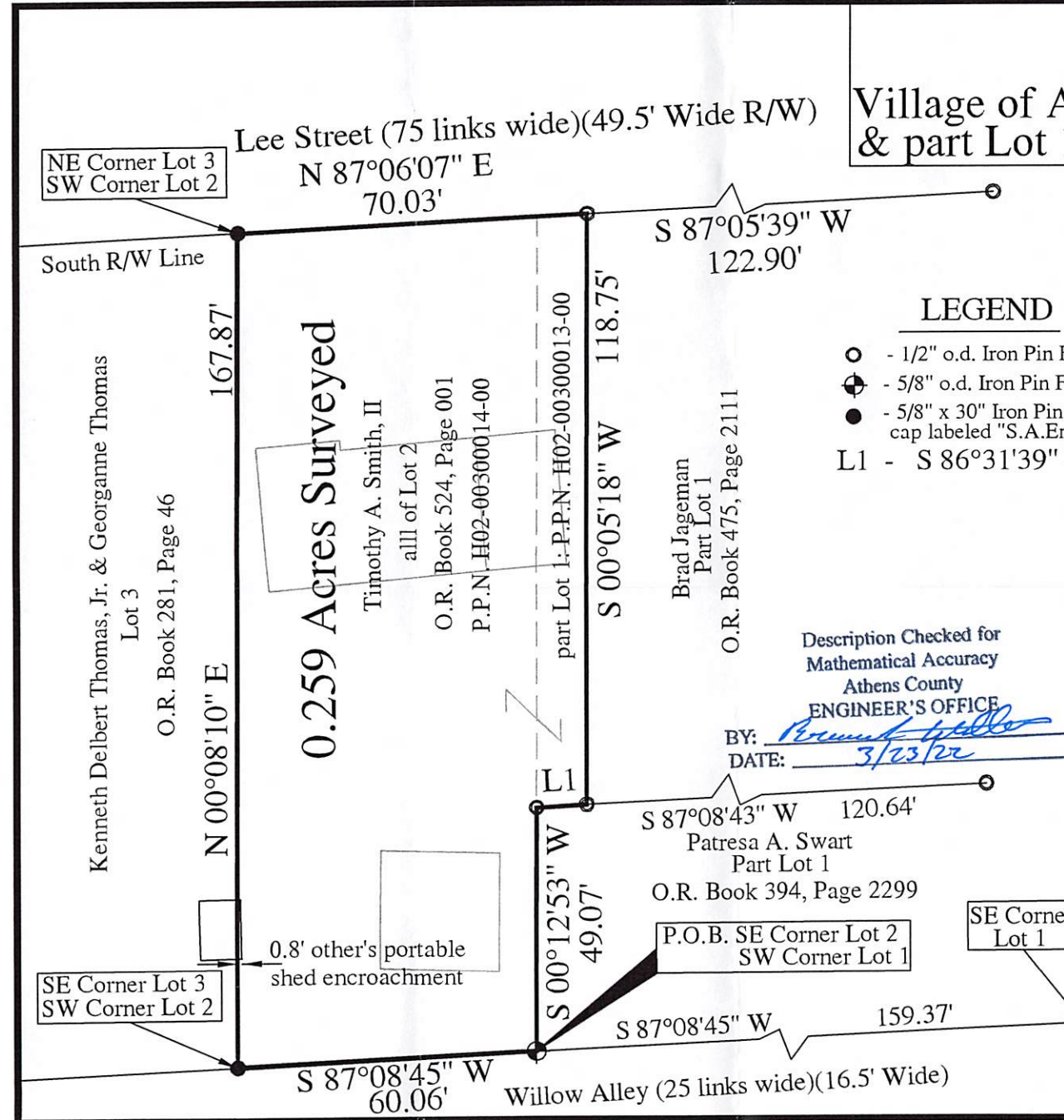
MAR 23 2022

Jill Thompson
 Athens County Auditor



Plat of Survey

Village of Albany, Township of Lee, County of Athens, Lot 2 & part Lot 1 of Plat of Albany, Township 10N, Range 15W



RELATED DOCUMENTS

- 1) Plat of Albany
- 2) 1974 Survey by Harold D. Whaley, P.S. #4986
O.R. Book 475, Page 2109

PROPERTY LOCATION:

Being a Survey of 2 Parcels conveyed to Timothy A. Smith, II, as recorded in O.R. Book 524, Page 001, in the Athens County Deed Records, and being all of Auditor's P.P.N. H02-00300014-00 & P.P.N. H02-00300013-00.

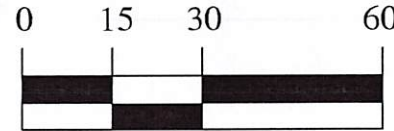
LEGEND

- - 1/2" o.d. Iron Pin Found
- ⊕ - 5/8" o.d. Iron Pin Found
- - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"
- L1 - S 86°31'39" W 10.01'

BASIS OF BEARING

The bearings of this plat are based on the South Right of Way Line of Lee Street (49.5' Wide R/W), as being N 87°06'07" E, and is an assumed Meridian used to denote angles only.

Graphic Scale



1 Inch = 30 Feet

PREPARED BY:

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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Scott A. England
DATE: 3/23/22

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 3/23/22
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452