

AUG 12 2021

Jill Thompson
Athens County Auditor



S.A. ENGLAND SURVEYING
Professional Land Surveying
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Legal Description
Tract 2: 6.0775 Acres
Part Douglas E. & Jeannette L. Keiter Parcel: O.R. Book 427, Page 2590

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Lease Lot 3 in Section 1, Township 8N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 12.155 Acre parcel conveyed to Douglas E. & Jeannette L. Keiter, as recorded in O.R. Book 427, Page 2590, in the Athens County Deed Records, being part of Auditor's P.P.N. B01-00100010-03, and further described as follows;

Commencing at a point marking the Northeast corner of the above described 12.155 Acre parcel of which this description is a part in the centerline of Chase Road (Co. Road 69), also being the Northwest corner of a 10.00 Acre parcel conveyed to Jean W. Scott, as recorded in O.R. Book 440, Page 1493: said point bears S 29°15'14" W 1195.68 feet from the Northeast corner of Lease Lot 3 and N 00°39'58" W 18.50 feet from a 5/8" o.d. iron pin found;

Thence, N 85°39'06" W 333.70 feet with the centerline of Chase Road, the same being the North line of said 12.155 Acre parcel of which this description is a part, to a point marking the **PRINCIPLE PLACE OF BEGINNING** of the 6.0775 Acre parcel herein to be described;

Thence, S 00°39'58" E 807.68 feet with a line across said 12.155 Acre parcel of which this description is a part, to an iron pin set on the South line thereof, also being on the North line of a parcel conveyed to Michael A. Carbaugh, as recorded in O.R. Book 234, Page 140, and passing over an iron pin set at 18.50 feet;

Thence, N 89°32'14" W 323.81 feet with the South line of said 12.155 Acre parcel of which this description is a part, the same being the North line of said parcel conveyed to Carbaugh (OR234,Pg140), to a 5/8" o.d. iron pin found marking the Southwest corner of said 12.155 Acre parcel;

Thence, N 00°39'58" W 823.64 feet with the West line of said 12.155 Acre parcel of which this description is a part, the same being the East line of said parcel conveyed to Carbaugh (OR234,Pg140), to the North line thereof in the centerline of said Chase Road, and passing over a 5/8" o.d. iron pin found at 783.88 feet;

Thence with the North line of said 12.155 Acre parcel of which this description is a part, the same being the centerline of Chase Road, with the following three (3) courses and distances:

- 1) S 89°23'15" E 73.32 feet to an angle point;
- 2) S 86°42'32" E 68.60 feet to an angle point;
- 3) S 85°39'06" E 182.71 feet to the **PRINCIPLE PLACE OF BEGINNING.**


Said parcel as surveyed contains 6.0775 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the 2008 Survey of 12.155 Acres by Southeastern Land Surveys and recorded in O.R. Book 427, Page 2590.

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 August of 2021.

Dated 8/11/21


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

Job No. 3697-21AT-Tract2

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/12/21



Plat of Survey

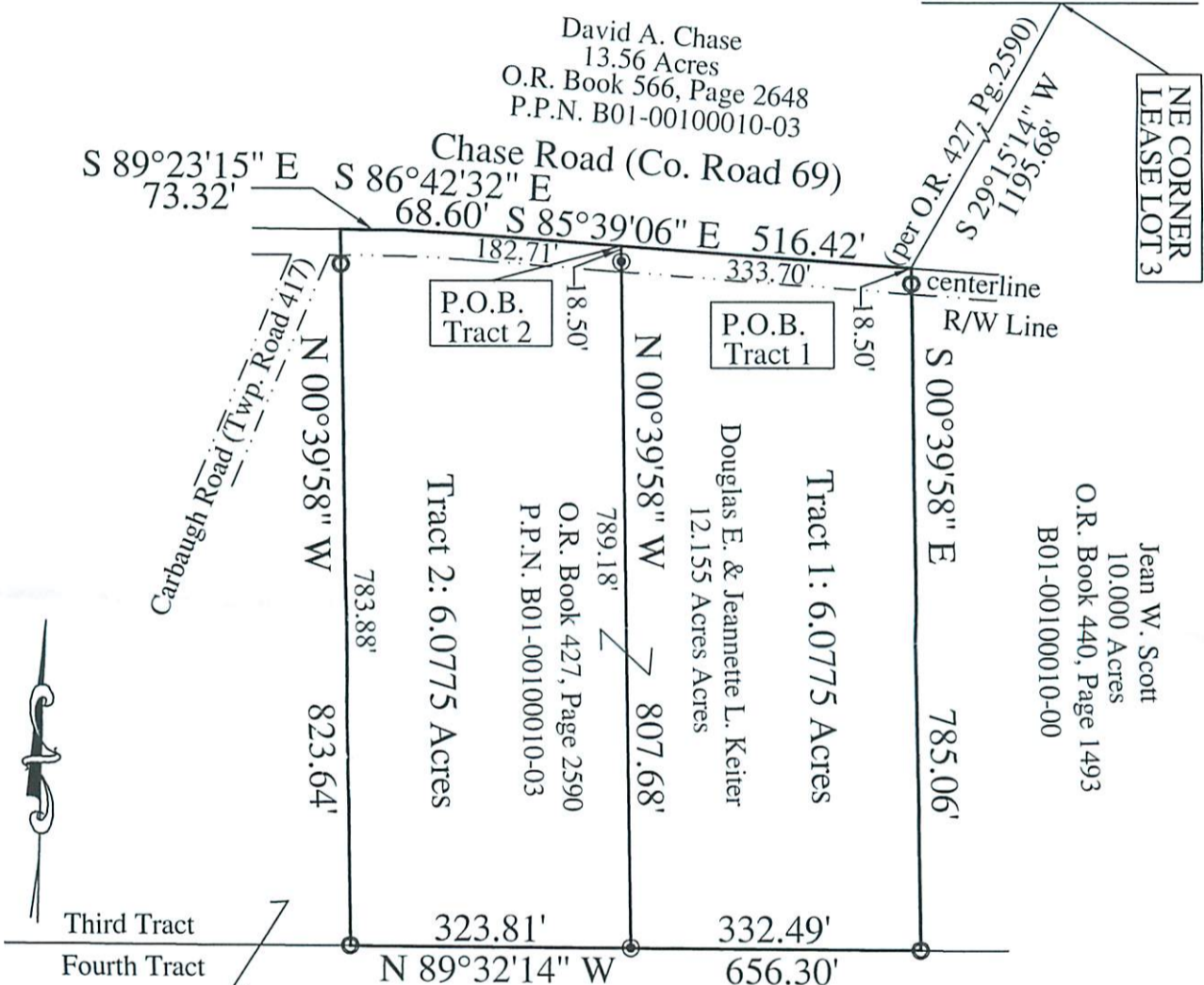
Township of Alexander, County of Athens, State of Ohio, part Lease Lot 3 in Section 1, Township 8N, Range 14W, of the Ohio Company's Purchase

PROPERTY LOCATION:

Being a Survey of a 12.155 Acre parcel conveyed to Douglas E. & Jeanette L. Keiter, as recorded in O.R. Book 427, Page 2590, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100010-10.

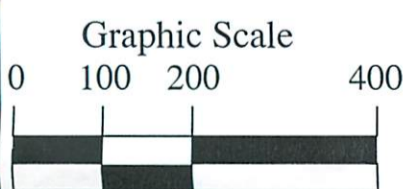
BASIS OF BEARING

The bearings of this plat are based on the 2008 Survey of 12.155 Acres by Southeastern Land Surveys and recorded in O.R. Book 427, Page 2593, in the Athens County Deed Records.



Third Tract
Fourth Tract

Michael A. Carbaugh
O.R. Book 234, Page 140
39.26 Acres
P.P.N. B01-00100011-00



1 Inch = 200 Feet

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Scott A. England
DATE: 8/12/21

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 8/12/21
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



LEGEND

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

PREPARED BY:
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