

**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
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**Legal Description**  
**5.010 Acres**  
**Part Mark & Deborah J. Hutchinson Parcel: O.R. Book 259, Page 1563**

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Lot 1 in Section 27, 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 21.5 Acre parcel conveyed to Mark & Deborah J. Hutchinson, as recorded in O.R. Book 259, Page 1563, in the Athens County Deed Records, also being part of Auditor's P.P.N. B01-0010079400, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of the West Half of Lot 1 of which this description is a part, being the Southeast corner of said 21.5 Acre parcel conveyed to Hutchinson of which this description is a part, also being the Southwest corner of a parcel conveyed to Leanne A. Bechter, as recorded in O.R. Book 503, Page 1865;

Thence, N 03°32'23" E 125.30 feet with the East line of the West Half of said Lot 1 ("North-South Mid Line Lot 1") and said parcel conveyed to Hutchison (OR259,Pg1563), the same being the West line of parcel conveyed to Bechter (OR503,Pg1865), to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.010 Acre parcel herein to be described;

Thence with a line across said 21.5 Acre parcel conveyed to Hutchinson (OR259,Pg1563), of which this description is a part, with the following two (2) courses and distances:

- 1) N 54°26'54" W 622.06 feet to an iron pin set;
- 2) N 32°06'40" E 404.60 feet to the North line thereof in the centerline of Meadowbrook Road (Co. Road 70), and passing over an iron pin set at 374.70 feet;

Thence with the North line of said 21.5 Acre parcel conveyed to Hutchinson (OR259,Pg1563), of which this description is a part, the same being the centerline of Meadowbrook Road, with the following two (2) courses and distances:

- 3) S 64°16'46" E 140.62 feet to an angle point;
- 4) S 66°41'37" E 216.51 feet to the Northeast corner thereof on the East line said "North-South Midline of Lot 1", also being the Northwest corner of a 1.34 Acre parcel conveyed to Eric Brannon, as recorded in O.R. Book 530, Page 2506;


Thence, S 03°32'23" W 558.77 feet leaving Meadowbrook Road with said "North-South Mid Line of Lot 1" with the East line of said parcel conveyed to Hutchinson ((259,Pg1563) of which this description is a part, the same being the West line of said parcel conveyed to Brannon (OR530,Pg2506), and extending along the West line of said parcel conveyed to Bechter (OR503,Pg1865), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, also passing over a steel fence post at 194.71 feet), and containing 5.010 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 "North-South Mid Line of Lot 1" of Section 27, as being N 03°32'23" 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 April of 2020.

Dated 4/22/20

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



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

MAY 06 2020

Jill Thompson  
Athens County Auditor

# Plat of Survey

Township of Alexander, County of Athens, State of Ohio, being part of Lot 1 in Section 27. Township 8N, Range 14W, of the Ohio Company's Purchase.

## BASIS OF BEARING

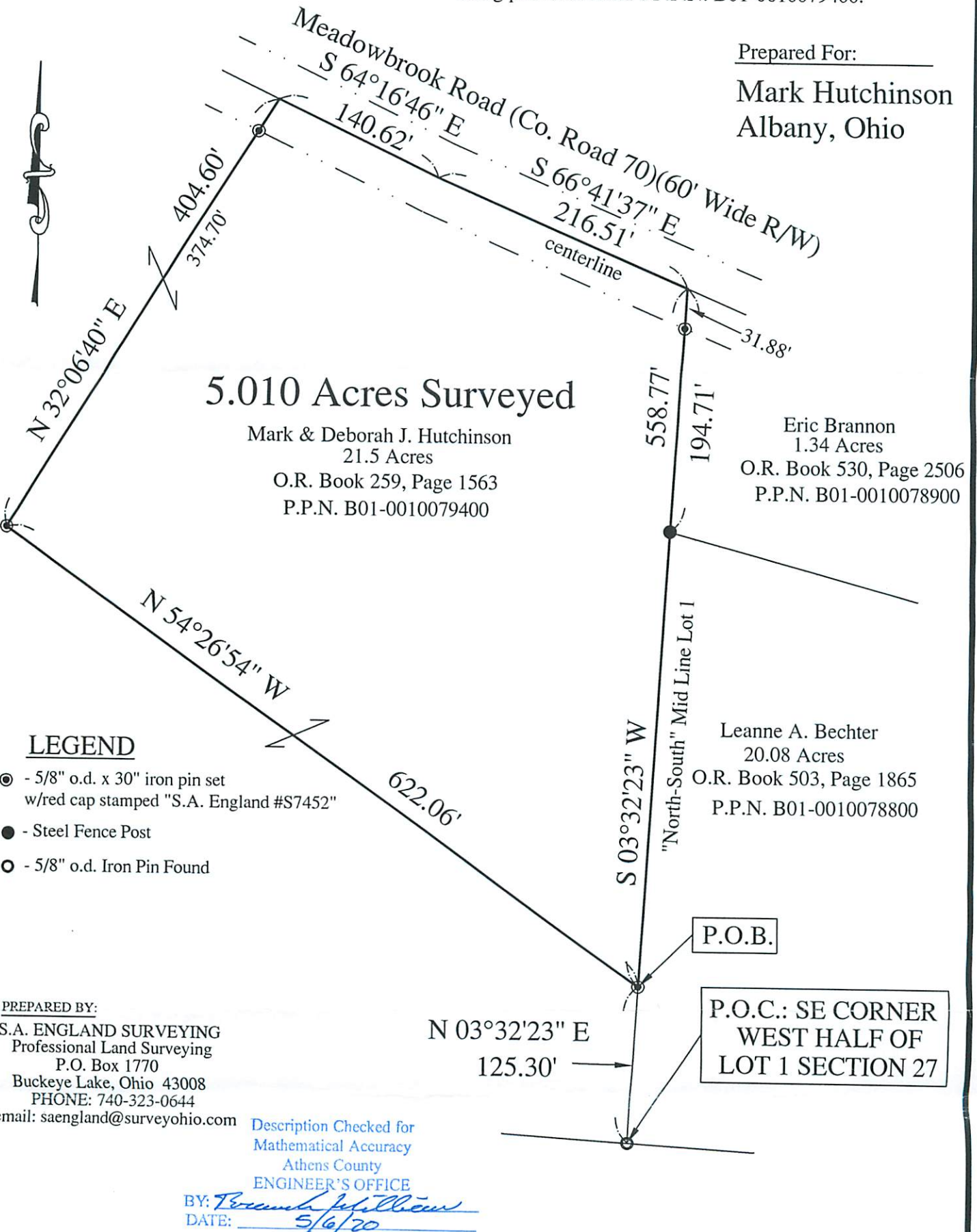
The bearings of this plat are based on the "North-South" Midline of Lot 1, as being N 03°32'23" E, and is an assumed Meridian used to denote angles only.

## PROPERTY LOCATION:

Being a Survey of a part of a 21.5 Acre parcel conveyed to Mark & Deborah J. Hutchinson, as recorded in O.R. Book 259, Page 1563, in the Athens County Deed Records, and being part of Auditor's P.P.N. B01-0010079400.

Prepared For:

Mark Hutchinson  
Albany, Ohio



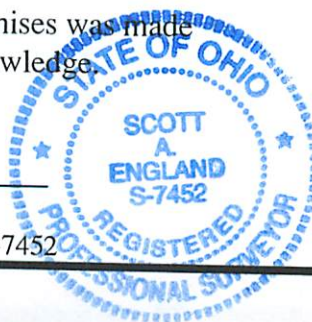
I hereby certify that an actual survey of the premises was made and that this plat is correct to the best of my knowledge.

4/22/20

Date

*Scott A. England*  
Scott A. England, P.S.

Ohio Registered Surveyor #S-7452



Graphic Scale



1 Inch = 100 Feet