

Legal Description
1.862 Acres
All of Nicole I. Stump Parcel: O.R. Book 439, Page 2397

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Lease Lot 1 in Section 2 & Section 8, Township 8N, Range 14W, and being more particularly described as follows;

Being a Re-Survey of a 2 Acre parcel conveyed to Nicole I. Stump, as recorded in O.R. Book 439, Page 2397, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100387-00, and further described as follows;

Commencing at the Southwest corner of Lease Lot 1:

Thence, N 04°45'00" E 569.66 feet and S 85°15'00" E 2010.30 feet (per O.R. 561, Pg. 1510), to an inaccessible point in a ditch on the South line of a 10.205 Acre parcel conveyed to Mark D. Metts, II, as recorded in O.R. Book 561, Page 1510, also being a corner to a 68 Acre parcel conveyed to David E. & Carol C. Willoughby, as recorded in O.R. Book 490, Page 127, and being the **PRINCIPLE PLACE OF BEGINNING** of the 1.862 Acre parcel herein to be described: said point bears N 42°16'00" W 10.00 feet from an iron pin set;

Thence, N 69°42'00" E 299.20 feet with the South line of said parcel conveyed to Metts (OR561,Pg1510), to an inaccessible point in a ditch, also being a corner to said parcel conveyed to Willoughby (OR490,Pg127);

Thence with the boundary of said parcel conveyed to Willoughby (OR490,Pg127), with the following three (3) courses and distances:

- 1) S 52°56'40" E 250.39 feet to an iron pin set, and passing over an iron pin set at 10.00 feet;
- 2) S 56°50'00" W 328.00 feet to an iron pin set;
- 3) N 42°16'00" W 306.10 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 296.10 feet;

Said parcel as surveyed contains 1.862 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 1.862 Acre parcel contains 1.618 Acres in Section 8 & 0.244 Acres in Section 2.


The bearings of the above description are based on the West line of Lease Lot 1, as being N 04°45'00" E, as recorded in O.R. Book 561, Page 1510, in the Athens County Deed Records, 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".

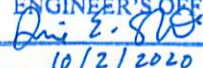
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2020.

Dated 10/1/20

Job No. 3470-20AT



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/2/2020



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

OCT 06 2020

Jill Thompson
Athens County Auditor

Plat of Survey

Township of Alexander, County of Athens, State of Ohio, part Lease Lot 1
(Lot 46) in Section 2 & Section 8, Township 8N, Range 14W.

BASIS OF BEARING

The bearings of this plat are based on the West line of Lease Lot 1, as being N 04°45'00" E, and is an assumed Meridian used to denote angles only.

PROPERTY LOCATION:

Being a Re-Survey of a 2 Acre parcel conveyed to Nicole I. Stump, as recorded in O.R. Book 439, Page 2397, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100387-00.

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APPROVED

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OCT 06 2020

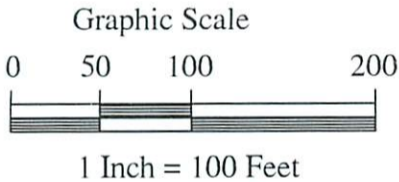
Jill Thompson
Athens County Auditor

Prepared For:

LCR Realty
Athens, Ohio

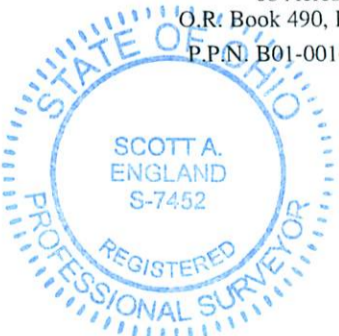
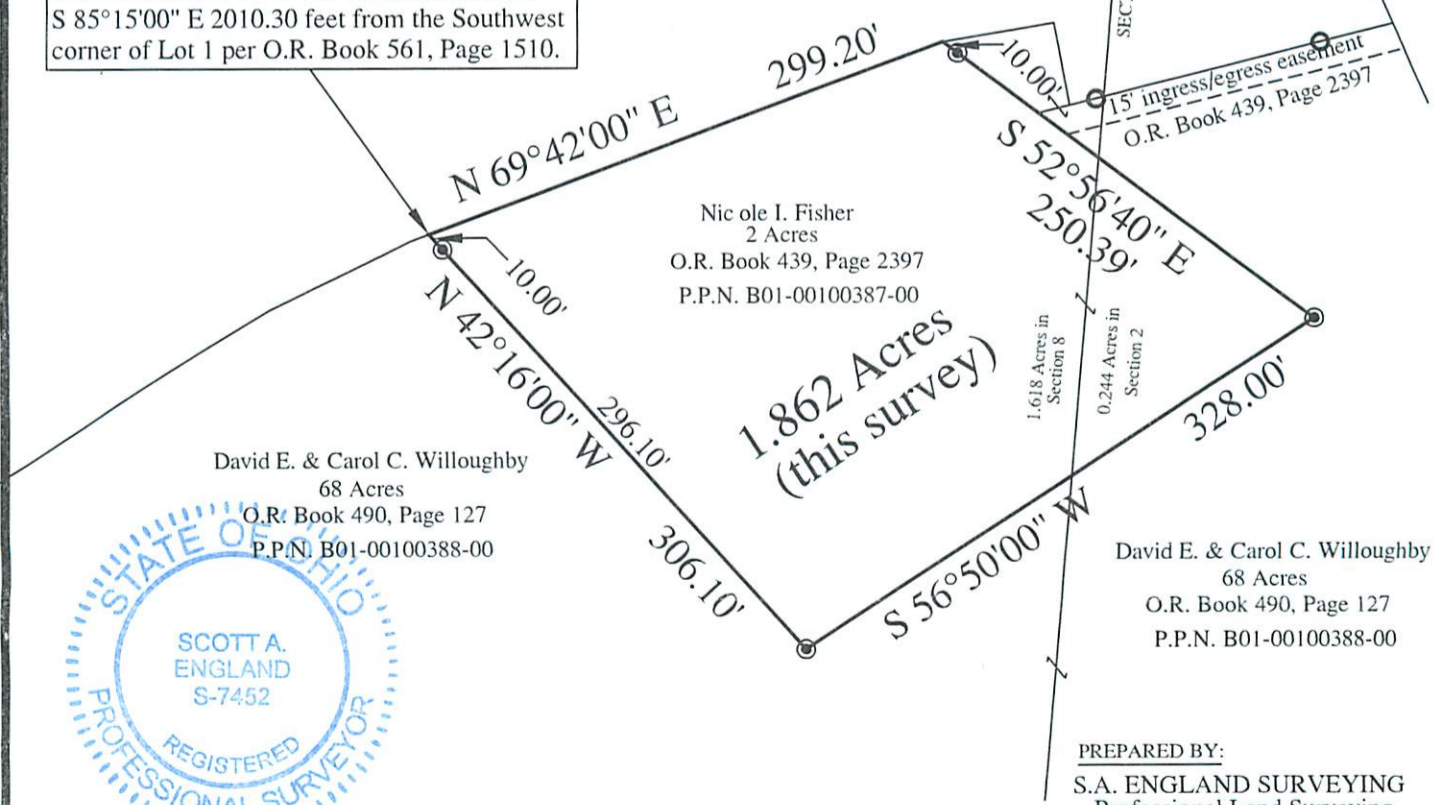


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David E. England
DATE: 8/4/2020



Mark D. Metts, II
10.205 Acres
O.R. Book 561, Page 1510
P.P.N. B01-00100388-01

P.O.B.: Bears N 04°45'00" E 569.66 feet and
S 85°15'00" E 2010.30 feet from the Southwest
corner of Lot 1 per O.R. Book 561, Page 1510.



David E. & Carol C. Willoughby
68 Acres
O.R. Book 490, Page 127
P.P.N. B01-00100388-00

Nicole I. Fisher
2 Acres
O.R. Book 439, Page 2397
P.P.N. B01-00100387-00

David E. & Carol C. Willoughby
68 Acres
O.R. Book 490, Page 127
P.P.N. B01-00100388-00

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com

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

8/3/20
Date
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

LEGEND

- - 5/8" o.d. x 30" iron pin set w/red cap stamped "S.A. England #S7452"
- - 5/8" o.d. Iron Pin Found