

S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description

Tract 2: 5.000 Acres

**part Todd E. Wolfe & Susan Bennett-Wolfe Parcels: O.R. Book 305, Page 1705
& O.R. Book 391, Page 2368**

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of Section 16 & Section 17, Township 6N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of 2 Parcels conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 305, page 1705 & O.R. Book 391, Page 2368, in the Athens County Deed Records, and being part of Auditor's P.P.N. C01-00100302-00 & C01-00100299-04, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of Section 16, also being the Southeast corner of Section 17;

Thence, N 85°17'32" W 1403.47 feet with the North line of Section 16, also being the South line of Section 17, to an iron pin set on the East line of said parcel conveyed to Wolfe (O.R.391,Pg.2368) of which this description is a part, also being on the West line of a 21.935 Acre parcel conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 391, Page 2368, and passing over 5/8" o.d. iron pins found at 199.52 feet and 339.87 feet respectively;

Thence, N 04°57'26" E 185.63 feet with an arbitrary line across said parcel conveyed to Wolfe (O.R.391,Pg.2368) of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 5.000 Acre parcel herein to be described;

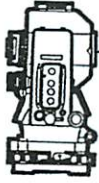
Thence, S 40°04'51" W 647.09 feet across said parcels conveyed to Wolfe (O.R.391,Pg.2368 & O.R.305,Pg.1705) of which this description is a part, to the centerline of Henry Road (Twp. Road 340), passing over the line between Section 16 & Section 17 at 227.65 feet, and passing over an iron pin set at 622.09 feet;

Thence with the centerline of Henry Road, the same being the South line of said parcel conveyed to Wolfe (O.R.305,Pg.1705), with the following three (3) courses and distances:

- 1) N 59°31'35" W 80.99 feet to an angle point;
- 2) N 61°56'41" W 46.11 feet to an angle point;
- 3) N 63°21'49" W 299.27 feet to an angle point;

Thence leaving Henry Road with a line across said parcels conveyed to Wolfe (O.R.305,Pg.1705 & O.R.391,Pg.2368), with the following three (3) courses and distances:

- 4) N 52°54'12" E 98.02 feet to a mag nail set on a wood corner post, and passing over an iron pin set at 25.00 feet;
- 5) N 39°33'30" E 361.96 feet to an iron pin set, and passing over the line between said Section 16 & Section 17 at 135.77 feet;
- 6) S 85°17'38" E 487.58 feet to the **PRINCIPLE PLACE OF BEGINNING**;



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Said parcel as surveyed contains **5.000 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The above described **5.000 Acre** parcel contains **2.930 Acres** in Section 16 (from P.P.N. C01-00100302-00) and **2.070 Acres** in Section 17 (from P.P.N. C01-00299-04).

The bearings of the above description are based on the North line of Section 16, the same being the South line of Section 17, as being N 85°17'32" W, 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 November of 2017.

Dated 11/14/17



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

Job No. 3039-17AT-Tract2Rev1

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 11/14/17



Plat of Survey

Township of Ames, County of Athens, State of Ohio, part Section 16 & Section 17, Township 6N, Range 13W, of the Ohio Company's Purchase.

PREPARED FOR:

Molly Blair
Athens, Ohio

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 11/14/17

LINE TABLE

No.	Bearing	Distance
L1	S 52°54'12" W	98.02'
L2	S 59°49'48" E	113.11'
L3	S 53°41'41" E	105.99'
L4	S 31°45'29" E	102.16'
L5	S 51°16'26" E	29.22'
L6	N 58°19'17" W	82.29'
L7	N 59°31'35" W	106.74'
L8	N 61°56'41" W	46.11'

PROPERTY LOCATION:

Situated in the Township of Ames, County of Athens, State of Ohio, and being part of Section 16 & Section 17, Township 6N, Range 13W, of the Ohio Company's Purchase.

Being a Survey of a parcel conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 305, Page 1705 & O.R. Book 391, Page 2368, in the Athens County Deed Records, and being all of Auditor's Parcel No. C01-00100302-00, & P.P.N. C01-00100299-04.

The bearings of this plat are based on the North line of Section 16, the same being the South line of Section 17, as being N 85°17'32" W, and is an assumed Meridian used to denote angles only.

RELATED DOCUMENTS

- 1) 2000 Survey of 10.367 Acres by Alan D. Robinson, P.S.
- 2) 2001 Survey of 21.935 Acres by Alan D. Robinson, P.S.
- 3) 2011 Survey of 149.43 Acres by John M. Branner, P.S.

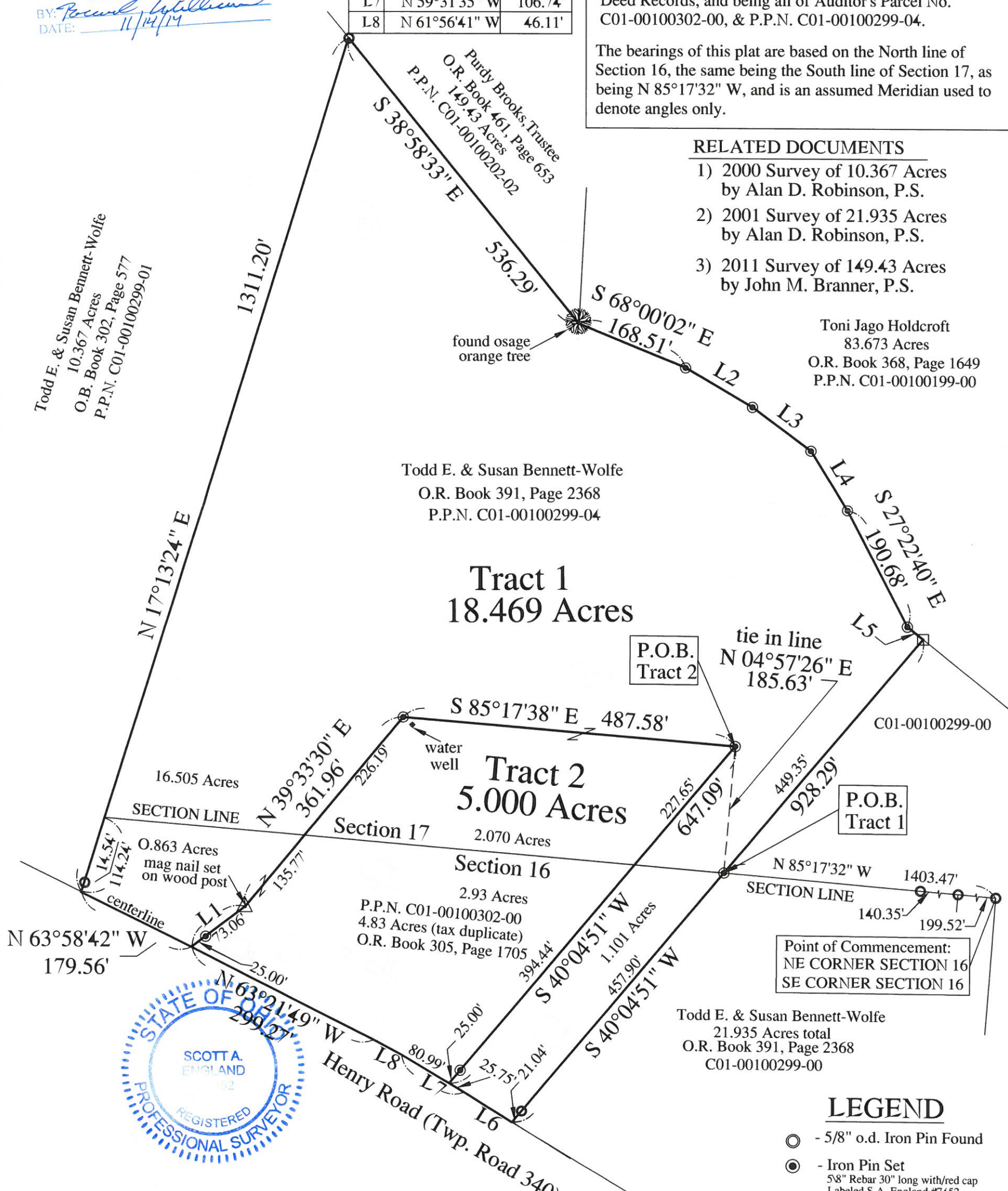
Toni Jago Holdcroft
83.673 Acres
O.R. Book 368, Page 1649
P.P.N. C01-00100199-00

Todd E. & Susan Bennett-Wolfe
10.367 Acres
O.B. Book 302, Page 577
P.P.N. C01-00100299-01

Todd E. & Susan Bennett-Wolfe
O.R. Book 391, Page 2368
P.P.N. C01-00100299-04

Tract 1
18.469 Acres

Tract 2
5.000 Acres



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

Date: 11/14/17
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:
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LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
5/8" Rebar 30" long with/red cap
Labeled S.A. England #7452
- - Stone Found

Graphic Scale

0 150 300 600

1 Inch = 150 Feet