

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

118.085 Acres

All of Carolyn J. Beasley Parcel: O.R. Book 514, Page 2343

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of the North Half of Section 30, Township 6N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Carolyn J. Beasley, as recorded in O.R. Book 514, Page 2343, in the Athens County Deed Records, also being all of Auditor's P.P.N. C03-00200001-00, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of Section 30 of Ames Township, Athens County, also being the Northeast corner of Section 36 and a 32.69 Acre parcel conveyed to Andrew J. Studniarz, as recorded in O.R. Book 459, Page 1598, being on the South line of Homer Township, Morgan County, and being the **PRINCIPLE PLACE OF BEGINNING** of the 118.085 Acre parcel herein to be described;

Thence, S 86°22'30" E 469.75 feet with the North line of Section 30 of Ames Township, Athens County, the same being the South line of Section 25 of Homer Township, Morgan County, to a 5/8" o.d. iron pin found marking the Northwest corner of an 8.128 Acre parcel conveyed to Joseph A. Wolfe, ETAL, as recorded in O.R. Book 272, Page 604;

Thence leaving said County Line with the boundary of said 8.128 Acre parcel conveyed to Wolfe, ETAL (OR272,Pg604), with the following five (5) courses and distances:

- 1) S 03°37'30" W 774.78 feet to a 5/8" o.d. iron pin found;
- 2) S 86°22'30" E 288.78 feet to a 5/8" o.d. iron pin found;
- 3) N 21°57'52" E 721.42 feet to a 5/8" o.d. iron pin found;
- 4) S 86°22'30" E 408.12 feet to the centerline of Hooper Ridge Road (Co. Road 36), and passing over a 5/8" o.d. iron pin found at 368.12 feet;

Thence with the centerline of Hooper Ridge Road, with the following thirteen (13) courses and distances:

- 5) S 35°05'49" E 85.12 feet to an angle point;
- 6) S 29°12'18" E 141.94 feet to a point of curvature;
- 7) With a curve to the left (Radius 331.64 feet, Delta Angle 52°19'46", Arc Length 302.89 feet) with a chord bearing S 55°22'11" E 292.48 feet to a point of tangency;
- 8) S 81°32'04" E 184.44 feet to a point of curvature;
- 9) With a curve to the right (Radius 385.75 feet, Delta Angle 28°34'14", Arc Length 192.35 feet) with a chord bearing S 67°14'57" E 190.37 feet to a point of tangency;
- 10) S 52°57'50" E 131.15 feet to a railroad spike set at the centerline intersection of Hooper Ridge Road and Robinson Road (Co. Road 99);
- 11) S 49°35'22" E 166.06 feet to a point of curvature;
- 12) With a curve to the right (Radius 754.00 feet, Delta Angle 52°35'17", Arc Length 692.05 feet) with a chord bearing S 23°17'43" E 668.01 feet to a point of tangency;
- 13) S 02°59'55" W 98.17 feet to an angle point;
- 14) S 10°43'43" W 34.70 feet to a railroad spike set at the centerline intersection of Hooper Ridge Road and W. Kaslar Creek Road (Co. Road 37);
- 15) S 27°04'00" W 102.89 feet to an angle point;
- 16) S 30°51'18" W 126.43 feet to an angle point;
- 17) S 16°17'07" W 175.73 feet to a railroad spike set at the centerline intersection of Hooper Ridge Road and Concord Church Road (Co. Road 37);

Thence with the centerline of Concord Church Road, with the following sixteen (16) courses and distances:

- 18) S 22°11'36" W 132.09 feet to a point of curvature;
- 19) With a curve to the right (Radius 356.50 feet, Delta Angle 55°14'29", Arc Length 343.72 feet) with a chord bearing S 49°48'51" W 330.56 feet to a point of tangency;
- 20) S 77°26'05" W 189.36 feet to a point of curvature;
- 21) With a curve to the right (Radius 682.00 feet, Delta Angle 29°52'45", Arc Length 355.66 feet) with a chord bearing N 87°37'32" W 351.64 feet to a point of tangency;



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- 22) N 72°41'09" W 142.34 feet to an angle point;
- 23) N 79°46'01" W 167.25 feet to a point of curvature;
- 24) With a curve to the left (Radius 100.00 feet, Delta Angle 63°53'49", Arc Length 111.52 feet) with a chord bearing S 68°17'05" W 105.83 feet to a point of tangency;
- 25) S 36°20'10" W 240.43 feet to a point of curvature;
- 26) With a curve to the right (Radius 150.00 feet, Delta Angle 53°20'10", Arc Length 139.63 feet) with a chord bearing S 63°00'15" W 134.65 feet to a point of tangency;
- 27) S 89°40'20" W 182.02 feet to an angle point;
- 28) S 86°44'23" W 220.33 feet to a point of curvature;
- 29) With a curve to the left (Radius 114.13 feet, Delta Angle 60°16'15", Arc Length 120.06 feet) with a chord bearing S 56°36'15" W 114.60 feet to a point of tangency;
- 30) S 26°28'08" W 46.77 feet to a point of curvature;
- 31) With a curve to the right (Radius 84.75 feet, Delta Angle 89°38'37", Arc Length 132.60 feet) with a chord bearing S 66°17'57" W 119.48 feet to a point of reverse curvature;
- 32) With a curve to the left (Radius 219.82 feet, Delta Angle 20°04'03", Arc Length 76.99 feet) with a chord bearing N 75°56'13" W 76.60 feet to a point of tangency;
- 33) N 88°52'18" W 383.49 feet to the Southeast corner of a 74.30 Acre parcel conveyed to Andrew J. Studniarz, as recorded in O.R. Book 544, Page 2435, and being on the West line of Section 30;


Thence, N 03°27'04" E 2668.95 feet leaving Concord Church Road with the West line of Section 30, the same being the East line of Section 36 and said 74.30 Acre parcel conveyed to Studniarz (OR544, Pg. 2435) and extending along the East line of said 32.69 Acre parcel conveyed to Studniarz (OR459, Pg. 1598), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing **118.085 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 line of Section 30 of Ames Township, Athens County, Ohio, as being S 86°22'30" E, and is based on the O.D.O.T. CORS Network System South Zone.


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 May of 2021.

Dated 5/24/21


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

Job No. 3637-21AT-Rev1

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 5/24/21



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

MAY 24 2021

Jill Thompson
 Athens County Auditor

Plat of Survey

Township of Ames, County of Athens, State of Ohio, part of the North Half of Section 30, Township 6N, Range 13W, of the Ohio Company Purchase.

PROPERTY LOCATION

Being a Survey of a 113.87 Acre parcel (per T.D.) conveyed to Carolyn J. Beasley, as recorded in as recorded in O.R. Book 514, Page 2343, in the Athens County Deed Records, and being all of Auditor's P.P.N. C03-00200001-00.

BASIS OF BEARING

The bearings of this plat are based on the North line of Section 30 of Ames Township, Athens County, the same being the South line of Section 25 of Homer Township, Morgan County, as being S 86°22'30" E, and is based on the O.D.O.T. CORS Network System Ohio South Zone.

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	302.89'	331.64'	52°19'46"	S 55°22'11" E 292.48'
C2	192.35'	385.75'	28°34'14"	S 67°14'57" E 190.37'
C3	692.05'	754.00'	52°35'17"	S 23°17'43" E 668.01'
C4	343.72'	356.50'	55°14'29"	S 49°48'51" W 330.56'
C5	355.66'	682.00'	29°52'45"	N 87°37'32" W 351.64'
C6	111.52'	100.00'	63°53'49"	S 68°17'05" W 105.83'
C7	139.63'	150.00'	53°20'10"	S 63°00'15" W 134.65'
C8	120.06'	114.13'	60°16'15"	S 56°36'15" W 114.60'
C9	132.60'	84.75'	89°38'37"	S 66°17'57" W 119.48'
C10	76.99'	219.82'	20°04'03"	N 75°56'13" W 76.60'

RELATED DOCUMENTS

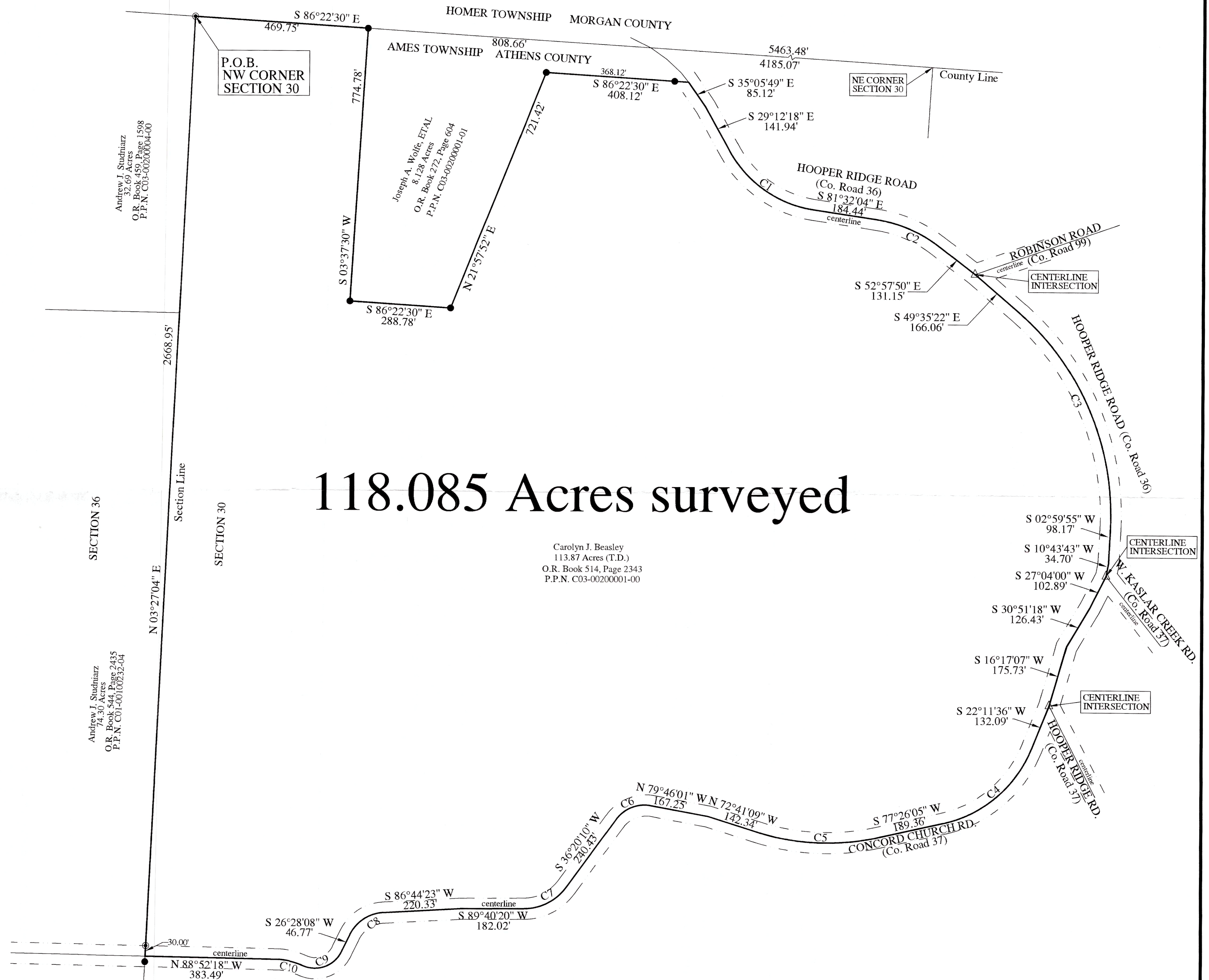
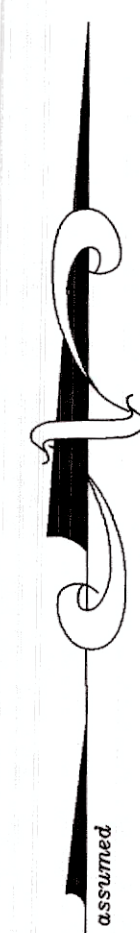
- 1) 1998 Survey of 8.128 Acres by Larry P. Gerstner, P.S. # S-6344
- 2) 1997 Survey of 5.000 Acres by John W. Hagan, P.E., P.S. # S-4968



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

Dated 5/24/21
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Benjamin J. Miller
 DATE: 5/24/21



118.085 Acres surveyed

Carolyn J. Beasley
 113.87 Acres (T.D.)
 O.R. Book 514, Page 2343
 P.P.N. C03-00200001-00

SECTION 36

Andrew J. Studniarz
 74.30 Acres
 O.R. Book 544, Page 2435
 P.P.N. C01-00100232-04

2668.95'

Section Line

SECTION 30

N 03°27'04" E

2668.95'

N 03°27'04" E

2668.95'

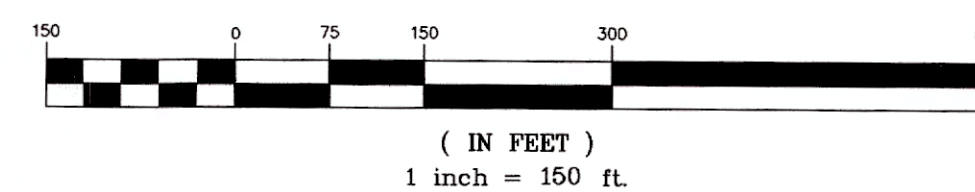
N 03°27'04" E

2668.95'

N 03°27'04" E

2668.95'

GRAPHIC SCALE



LEGEND

- △ - Railroad Spike Set
- - 5/8" o.d. x 30" iron pin set w/red cap labeled "S.A. ENGLAND #S-7452"
- - 5/8" o.d. iron pin found

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