

## S.A. ENGLAND SURVEYING

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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description Tract 2: 6.257 Acres

Situated in the Township of Ames, County of Athens, State of Ohio, and being part of Section 3, Township 6N, Range 13W, and being more particularly described as follows;

Being a Survey of part of an 11.48 Acre parcel conveyed to C.P. Harris Rentals, LLC, as recorded in O.R. Book 579, Page 2155, in the Athens County Deed Records, also being part of Auditor's P.P.N. C01-001-00080-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Corporation Line of the Village of Amesville marking the Northwest corner of James Patterson's Addition, as recorded in Plat Envelope 35B, in the Athens County Plat Records, also being the Northeast corner of a 2.86 Acre parcel conveyed to Deborah S. Kasler, as recorded in O.R. Book 581, Page 708, and being on the South line of a 4.77 Acre parcel conveyed to Croy H. & Patricia M. Harris, as recorded in O.R. Volume 579, Page 2160;

Thence, N 10°15'36" W 725.30 feet with a line across said 4.77 Acre parcel and extending across an 11.48 Acre parcel conveyed to C.P. Harris Rentals, LLC, as recorded in O.R. Volume 10579, Page 2155, and being the **PRINCIPLE PLACE OF BEGINNING** of the 6.257 Acre parcel herein to be described;

Thence continuing across said 11.48 Acre parcel conveyed to C.P. Rentals, LLC with the following seven (7) courses and distances:

- 1) S 14°16'28" W 195.50 feet to an iron pin set;
- 2) S 67°44'47" W 200.80 feet to an iron pin set;
- 3) N 81°18'01" W 98.00 feet to an iron pin set;
- 4) N 12°38'52" E 152.68 feet to an iron pin set;
- 5) N 45°26'10" W 63.76 feet to an iron pin set;
- 6) N 66°27'46" W 24.02 feet to an iron pin set
- 7) N 82°06'14" W 118.99 feet to an iron pin set on the West line thereof, also being the East line of a 28.01 Acre parcel conveyed to Heather Lee King, as recorded in O.R. Book 561, Page 746, and passing over the centerline of State Route 328 at 21.92 feet;

Thence with the West line of said 11.48 Acre parcel conveyed to C.P. Rentals, LLC, the same being the East line of said parcel conveyed to King, with the following four (4) courses and distances:

- 1) N 12°50'12" E 123.67 feet to an iron pin set;
- 2) S 87°56'12" W 142.50 feet to a 1" o.d. iron pipe found;
- 3) N 18°26'48" W 193.30 feet to an iron pin set;
- 4) N 58°47'06" W 140.19 feet to an iron pin set at the intersection of the centerlines of Federal Creek and Fleming Run Creek;

Thence with the centerline of Fleming Run Creek, the same being the South line of a 20.522 Acre parcel conveyed to Richard E Calentine, as recorded in O.R. Book 415, Page 1223, with the following five (5) courses and distances:

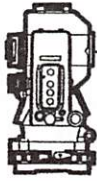
- 1) N 19°17'47" E 152.69 feet to a point;
- 2) N 52°06'09" E 148.62 feet to a point;
- 3) N 43°37'20" E 90.44 feet to a point;
- 4) N 35°37'48" E 122.38 feet to a point;
- 5) N 65°49'08" E 103.75 feet to a mag set in the centerline of State Route 329;

Thence with the centerline of State Route 329, with the following two (2) courses and distances:

- 1) S 00°25'41" E 684.66 feet to a point marking the Southwest corner of a 4.37 Acre parcel conveyed to George H. Wood, as recorded in O.R. Book 536, Page 1118;
- 2) S 01°52'30" W 37.70 feet to a point;

Thence, S 80°51'36" E 383.72 feet leaving State Route 329 across said parcel conveyed to C.P. Harris Rentals, LLC, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing, 6.257 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to the Flood Zone 'A' Plain.



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The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-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 October of 2023 and October of 2024.

Dated 10/21/24

Job No. 4093-23AT-Tract2

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brian L. Latta  
DATE: 10/21/24



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

FEB 20 2025

Jill Davidson  
Athens County Auditor



# Plat of Survey

## Township of Ames, County of Athens, State of Ohio,

### part Section 3, Township 6N, Range 13W

#### PROPERTY LOCATION:

Being a Survey of 2 Parcels conveyed to C.P. Harris, Rentals, as recorded in O.R. Book 579, Page 2155, and being all of Auditor's P.P.N. C01-001-00080-00, P.P.N. C01-001-00077-01, and 3 Parcels conveyed to Croy H. & Patricia Harris, as recorded in O.R. Book 579, Page 2160, and being all of Auditor's P.P.N. C01-001-00077-00, P.P.N. C01-001-00078-00, & P.P.N. C01-001-00079-00.

#### BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(83)

#### LINE TABLE

No.	Bearing	Distance
L1	N 81°18'01" W	98.00'
L2	N 45°26'10" W	63.76'
L3	N 66°27'46" W	24.02'
L4	N 43°37'20" E	90.44'
L5	N 35°37'48" E	122.38'
L6	N 65°49'08" E	103.75'
L7	S 01°52'30" W	37.70'
L8	S 78°47'37" W	14.00'
L9	N 77°11'18" W	92.10'

#### REFERENCES:

- 1) 1983 Survey of 0.547 Acres by John M. Branner, P.S. 6805.
- 2) 1992 Survey of 4.373 Acres by Leonard F. Swyer, Jr., P.S. 6765.
- 3) 1999 Survey of 2.005 Acres by George F. Seymour, P.S. 6044.
- 4) 2007 Survey of 49.5565 Acres & 5.010 Acres by C. Thomas Smith, P.S. 6844.
- 5) 2012 Survey of 0.07 Acres by John M. Branner, P.S. 6805

#### ACREAGE BREAKDOWN TRACT 1

P.P.N.	C01-001-00079-00:	0.070 Acres
P.P.N.	C01-001-00077-00:	0.605 Acres
P.P.N.	C01-001-00077-01:	2.005 Acres
P.P.N.	C01-001-00080-00:	5.236 Acres
P.P.N.	C01-001-00078-00:	4.700 Acres
<b>TOTAL</b>		<b>12.616 Acres</b>

Subject to the Flood Zone 'A' Plain.



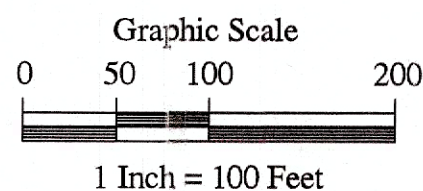
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 10/21/24

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

#### LEGEND

- ▲ - Mag Spike Set
- - 3" Square Rod
- ⊙ - 3/8" o.d. Iron Pin Found
- ▼ - 1/2" o.d. Iron Pin Found
- - 5/8" o.d. Iron Pin Found
- ◆ - 1" o.d. Iron Pipe Found
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *James L. Starlin*  
DATE: 10/21/24

#### 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