

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

3.671 Acres

#### All of Mary C. Stanson, Trustee Parcel: O.R. Book 475, Page 47

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 16 & Farm Lot 17 in Section 9, Township 9N, Range 14W, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Mary C. Stanson, Trustee, as recorded in O.R. Book 475, Page 47, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-00100013-00 & A01-00100014-00, and further described as follows;

Commencing at a mag nail set in the centerline of Hooper Street marking the Southeast corner of a 2 Acre parcel conveyed to Elaine McCarthy, as recorded in O.R. Book 81, page 653, and being the **PRINCIPLE PLACE OF BEGINNING** of the **3.671 Acre** parcel herein to be described: said nail bears S 86°08'05" E 478.40 feet & S 04°08'05" W 88.78 from the Northwest corner of Farm Lot 16 (per O.R. Book 81, Page 653);

Thence, N 04°08'05" E 468.78 feet leaving Hooper Street with the East line of said parcel conveyed to McCarthy (O.R.81,Pg.653), to an iron pin set on the South line of a 12.0009 Acre parcel conveyed to Ohio Rentals Central, LLC, as recorded in O.R. Book 515, Page 1205, also being on the Corporation Line of the City of Athens, and passing over an iron pin set at 30.00 feet;

Thence with the boundary of said parcel conveyed to Ohio Rentals Central, LLC (O.R.81,Pg.653), the same being said Athens City Corporation Line, with the following two (2) courses and distances:

- 1) N 71°48'01" E 122.10 feet to a 5/8" o.d. iron pin found;
- 2) N 75°48'01" E 124.08 feet to a 5/8" o.d. iron pin found on the boundary of a parcel conveyed to Willoughby Management Co., as recorded in O.R. Book 327, Page 694;

Thence, S 60°57'21" E 133.17 feet continuing with the Athens City Corporation Line, the same being the boundary of said parcel conveyed to Willoughby Management Co. (O.R.327,Pg.694), to an iron pin set next to a wood corner post marking the Northwest corner of a parcel conveyed to Patrick E.Diller, ETAL, as recorded in O.R Book 468, Page 1458;

Thence, S 05°53'55" W 391.55 feet with the West line of said parcel conveyed to Diller, ETAL (O.R.468,Pg.1458), to a mag nail set in the centerline of Hooper Street, and passing over an iron pin set at 361.55 feet;

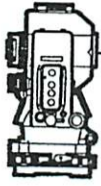
Thence with the centerline of Hooper Street, with the following two (2) courses and distances:

- 3) S 78°03'21" W 88.73 feet to an angle point;
- 4) S 76°13'04" W 267.14 feet to the **PRINCIPLE PLACE OF BEGINNING.**

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

NOV 10 2016

Jill Thompson  
Athens County Auditor



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



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Said parcel as surveyed contains **3.671 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The above described 3.671 Acre parcel contains 0.278 Acres in P.P.N. A01-001000013-00 (F.L.16) and 3.393 Acres in P.P.N. A01-001000014-00 (F.L.17).

The bearings of the above description are based on the East line of Farm Lot 16, as being **N 04°08'05" 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 from October of 2016.

Dated 11/4/16

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

Job No. 2938-16AT



# Plat of Survey

Township of Athens, County of Athens, State of Ohio, being part of Farm Lot 16 & Farm Lot 17 in Section 9, township 9N, Range 14W.

## PROPERTY LOCATION:

Situated in the Township of Athens, County of Athens, State of Ohio, and being part Farm Lot 16 & Farm Lot 17 in Section 9, Township 9N, Range 14W.

Being a Re-Survey of a 3 Acre parcel conveyed to Mary C. Stanson, Trustee, as O.R. Book 475, Page 47, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-00100013-00 & P.P.N. A01-00100014-00.

## BASIS OF BEARING

The bearings of this plat are based on the West line of Farm Lot 16 as being N 04°08'05" E, and is an assumed Meridian used to denote angles only.

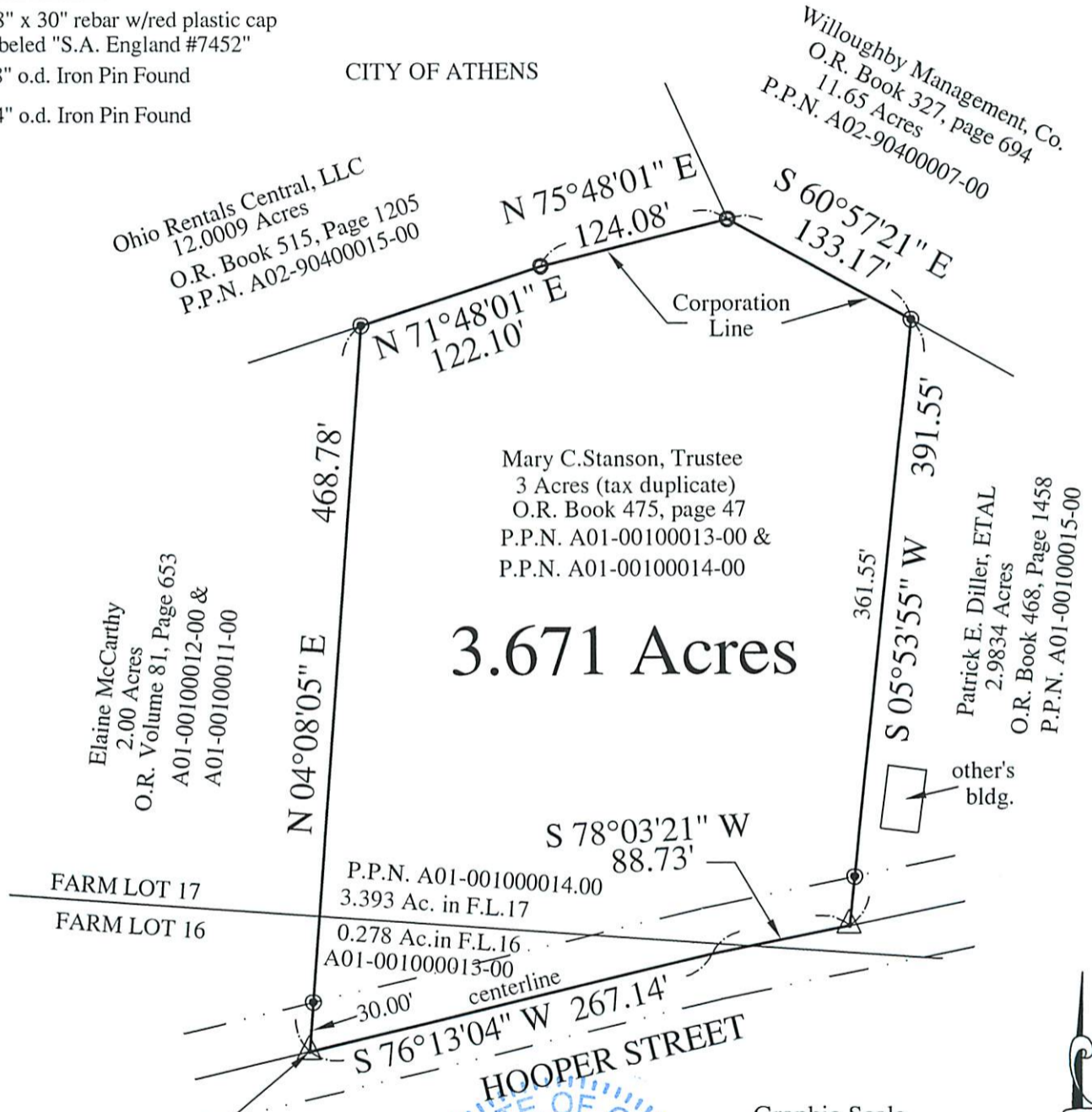
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Brent William  
DATE: 11/7/16

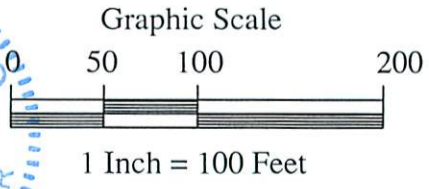
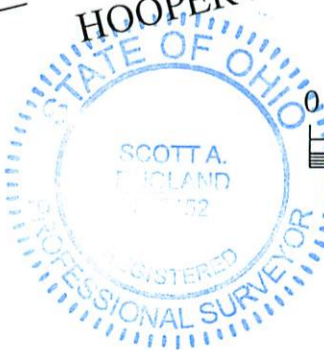
## LEGEND

- ⊙ - 5/8" x 30" rebar w/red plastic cap labeled "S.A. England #7452"
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pin Found

CITY OF ATHENS



**3.671 Acres**



**POINT OF BEGINNING:**  
bears S 86°08'05" E 478.50' &  
S 04°08'05" W 87.78' from  
NW Corner FARM LOT 16  
per O.R.81, PG.653

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.

11/7/16  
Date  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452