

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

0.263 Acres

All of Elizabeth L. Crockett & R. Patrick Hassett Parcel: O.R. Book 397, Page 1609

Situated in the City of Athens, County of Athens, State of Ohio, Township 9N, Range 14W, and being all of Lot 964 and part of a vacated alley as shown on the Plat of C.H. Grosvenor's Addition, as recorded in Plat Book 3, Page 85, in the Athens County Plat Records, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Elizabeth L. Crockett & R. Patrick Hassett, as recorded in O.R. Book 397, Page 1609, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-82700004-00 & P.P.N. A02-82700005-00, and further described as follows;

Commencing at a point on the West Right of Way Line of East State Street (66' Wide R/W) marking the Southeast corner of said Lot 964 of which this description is a part, the same being the Northeast corner of Lot 963 and a parcel conveyed to Nicholas E. Gatzulis, ETAL, as recorded in O.R. Book 500, Page 2070, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.263 Acre** parcel herein to be described: said point bears N 35°03'06" E 47.91 feet from a 5/8" o.d. iron pin found;

Thence, N 54°55'53" W 184.95 feet leaving East State Street with the South line of said Lot 964, the same being the North line of Lot 963 and said parcel conveyed to Gatzulis, ETAL (O.R.500,Pg., 1609) and extending along the North line of a parcel conveyed to Judith Svendsen, as recorded in O.R. Book 317, Page 351, to an iron pin set on the East Right of Way line of Franklin Avenue (50' Wide R/W), and passing over a 5/8" o.d. iron in found at 1.47 feet: said iron pin set bears N 34°58'38" E 91.60 feet from a 5/8" o.d. iron in found;

Thence, N 34°58'38" E 62.00 feet with the West line of said 964, the same being the East Right of Way Line of said Franklin Avenue, to an iron pin set in the centerline of said vacated alley, and being the Southwest corner of said alley part conveyed to Janja & Srdjan Nestic, as recorded in O.R Book 293, Page 2218, and passing over a 5/8" o.d. iron pin found at 2.72' North and 0.55' East of the Right of Way Line of Franklin Avenue;

Thence, S 54°57'31" E 185.03 feet leaving Franklin Avenue with the centerline of said vacated alley, the same being the Southwest corner of said alley part conveyed to Nestic (O.R.293,Pg.2218), to an iron pin set on the West Right of Way Line of said East State Street;


Thence, S 35°03'06" W 62.09 feet with the West Right of Way Line of said East State Street, the same being the East line of said alley and extending along the East line of said Lot 964 of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.263 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

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

All iron pins set are 5/8" o.d. iron pins 30" long 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 2021.

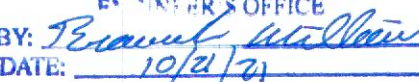
Dated 10/21/21



Scott A. England P.S.
Ohio Registered Surveyor #745

File No. 3752-21AT

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/21/21



OCT 21 2021

Jill Thompson
Athens County Auditor

Plat of Survey

City of Athens, County of Athens, State of Ohio, Township 9N,
Range 14W, being Lot 964 & part vacated alley of
C.H. Grosvenor's Addition (Plat Book 3, Page 85)

PROPERTY LOCATION:

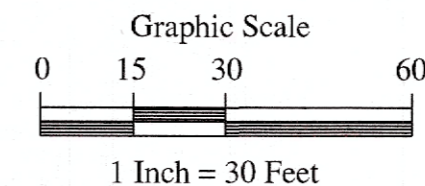
Being a Survey of 2 Parcels conveyed to Elizabeth L. Crockett &
R. Patrick Hassett, as recorded in O.R. Book 397, Page 1609, in
the Athens County Deed Records, and being all of Auditor's P.P.N.
A02-82700004-00 & P.P.N. A02-82700005-00.R.

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

LEGEND

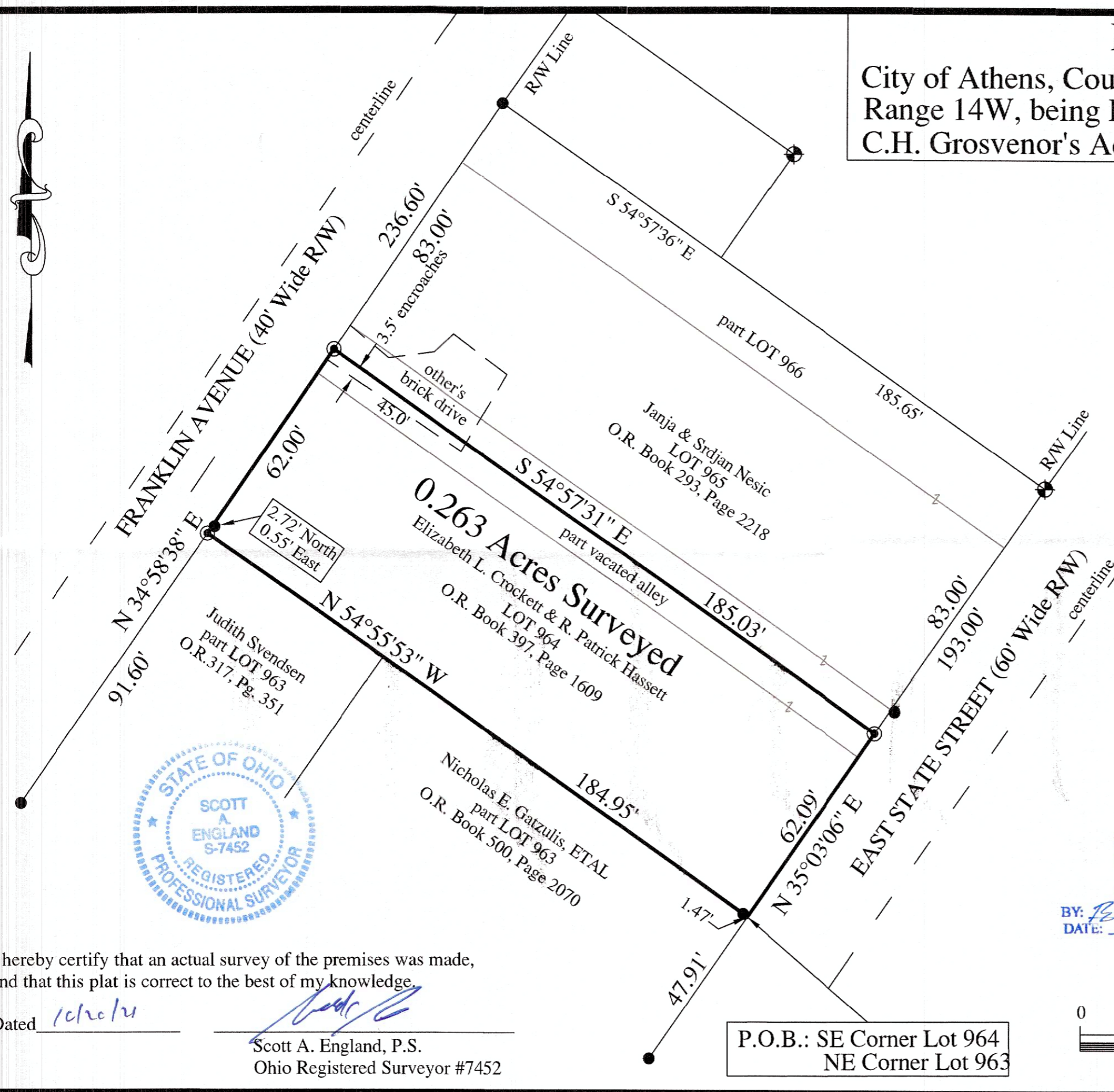
- ⊙ - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found
- ⊕ - 3/4" o.d. Iron Pipe Found

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Freeman Upshaw*
DATE: *10/21/21*



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,
and that this plat is correct to the best of my knowledge.

Dated *10/20/21*

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