

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



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Legal Description
0.074 Acres

Part Mary K. Ledwith Parcel: Deed Volume 348, Page 553

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Inlot 78 in the City of Athens, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Mary K. Ledwith, as recorded in Deed Volume 348, Page 553, in the Athens County Deed Records, and being part of Auditor's P.P.N. A02-81400083-00, and further described as follows;

Commencing on the East Right of Way Line of Court Street at the Northwest corner of said parcel conveyed to Ledwith (D.V.348,Pg.553) of which this description is a part, also being the Southwest corner of a parcel conveyed to Messina Restaurants, Ltd., as recorded in O.R. Book 427, Page 2434, also being on the West line of said Inlot 78, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.074 Acre** parcel herein to be described: said point bears N 89°37'51" E 5.00 feet from a drilled hole set in concrete, and said P.O.B. bears S 00°12'04" E 92.80 feet from the Northwest corner of Inlot 78 (O.R.427,Pg.2434);

Thence leaving Court Street with the South line of said parcel conveyed to Messina Restaurants, Ltd. (OR427,Pg.2434) across Inlot 78, with the following three (3) courses and distances:

- 1) N 89°37'51" E 24.50 feet to an "inaccessible point";
- 2) S 00°22'09" E 1.00 feet to an "inaccessible point";
- 3) N 89°37'51" E 80.55 feet along a South building face and extending to a drilled hole set in concrete;

Thence, S 00°22'09" E 34.77 feet with a line across said parcel conveyed to Ledwith (D.V.348,Pg.553), of which this description is a part, to an iron pin set on the North line of a parcel conveyed to Peter J. Good, Trustee, as recorded in O.R. Book 393, Page 245: said iron pin set bears N 85°43'02" W 32.82 feet from a ¼" o.d. iron pipe found;

Thence, N 85°43'02" W 105.48 feet with the North line of said parcel conveyed to Good (OR393,Pg.245), to a ¼" o.d. iron pipe found at the Southwest corner of said parcel conveyed to Ledwith (DV348,Pg.553) of which this description is a part, also being the West line of said Inlot 78, and being the East Right of Way Line of Court Street;

Thence, N 00°12'04" W 27.21 feet with the West line of said Inlot 78 and said parcel conveyed to Ledwith (DV348,Pg.553) of which this description is a part, the same being the East Right of Way Line of Court Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.074 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

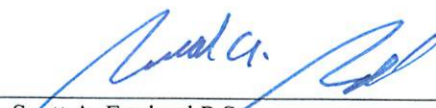
The bearings of the above description are based on the West line of Inlot 78, as being N 00°12'04" W, and is an assumed Meridian used to denote angles only.

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 2020.

Dated 11/17/20

Job No. 3531-20AT



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

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

NOV 18 2020

Jill Thompson
Athens County Auditor





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Legal Description
Ingress/Egress Easement
Part Mary K. Ledwith Parcel: Deed Volume 348, Page 553

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Inlot 78 in the City of Athens, and being more particularly described as follows;

Being a Survey of an Ingress/Egress Easement across part of a parcel conveyed to Mary K. Ledwith, as recorded in Deed Volume 348, Page 553, in the Athens County Deed Records, and being part of Auditor's P.P.N. A02-81400083-00, and further described as follows;

Commencing at a drilled hole set in concrete marking the Southwest corner an alley (12 feet wide) on the Northerly line of said parcel conveyed to Ledwith (D.V.348,Pg.553) of which this easement is a part, also being the Northeast corner of a parcel conveyed to Messina Restaurants, Ltd., as recorded in O.R. Book 427, Page 2434, and being the **PRINCIPLE PLACE OF BEGINNING** of the **INGRESS/EGRESS EASEMENT** herein to be described: said point bears S 00°12'04" E 76.30 feet and N 89°37'51" E 105.01 feet from the Northwest corner of Inlot 78;

Thence, N 89°37'51" E 12.00 feet with the South line of said alley, the same being the North line of said parcel conveyed to Ledwith (DV348,Pg553), to a drilled hole set in concrete;

Thence, S 00°22'09" E 53.24 feet with a line across said parcel conveyed to Ledwith (DV348,Pg553), of which this easement is a part, to an iron pin set on the South line thereof, and being on the North line of a parcel conveyed to Peter J. Good, Trustee, as recorded in O.R. Book 393, Page 245: said iron pin set bears N 85°43'02" W 20.78 feet from a ¼" o.d. iron pipe found;

Thence, N 85°43'02" W 12.04 feet with the North line of said parcel conveyed to Good (OR393,Pg.245), the same being the South line of said parcel conveyed to Ledwith (DV348,Pg.553) of which this easement is a part, to an iron pin set;


Thence, N 00°22'09" W 52.27 feet with a line across said parcel conveyed to Ledwith (DV348,Pg.553) of which this description is a part, and extending, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a drilled hole set in concrete at 34.77 feet, and containing 0.015 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 West line of Inlot 78, as being N 00°12'04" 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 2020.

Dated 11/17/20



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

Job No. 3531-20AT-Easement



Plat of Survey

City of Athens, County of Athens, State of Ohio,
and being part of Inlot 78 in the City of Athens

PROPERTY LOCATION:

Being a Survey of a part of a parcel conveyed to Mary K. Ledwith, as recorded in Deed Volume 348, Page 553, in the Athens County Deed Records, and being part of Auditor's P.P.N. A02-81400083-00.

The bearings of this plat are based on the West line of Inlot 78 as being N 00°12'04" W, and is an assumed Meridian used to denote angles only.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Peter L. Good*
DATE: 11/18/20



COURT STREET

West Line Inlot 78

Easement P.O.B.: bears
S 00°12'04" E 76.30 feet &
N 89°37'51" E 105.01 feet
from NW Corner Inlot 78

Messina Restaurants, Ltd.
O.R. Book 427, Page 2434
P.P.N. A02-81400082-00

12' Wide Alley

N 89°37'51" E

12.00'

N 89°37'51" E
5.00'

N 89°37'51" E
24.50'

S 00°22'09" E
1.00'

N 89°37'51" E
80.55'

17.50'

N 00°22'09" W
0.015 Acres

S 00°22'09" E
ingress/egress easement

Mary K. Ledwith
Deed Volume 348, Page 553
P.P.N. A02-81400083-00

N 00°12'04" W
27.21'

P.O.B. bears S 00°12'04" E
92.80 feet from NW Corner
Inlot 78: (OR427,2434)

Mary K. Ledwith
Deed Volume 348, Page 553
P.P.N. A02-81400083-00

building face

0.074 Acres Surveyed

34.77'

S 00°22'09" E
52.27'

53.24'

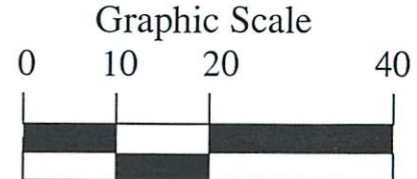
N 85°43'02" W

105.48'

12.04'

138.30'

20.78'



1 Inch = 20 Feet

LEGEND

- - 3/4" o.d. Iron Pipe Found
- - Drilled Hole set in concrete
- ⊙ - 5/8" x 30" rebar w/red cap labeled "S.A. England #7452"

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.SURVEYOHIO.COM



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

Date 11/17/20
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Peter L. Good, Trustee
O.R. Book 393, Page 245
P.P.N. A02-81400082-00