

S.A. ENGLAND SURVEYING
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Legal Description
0.252 Acres

All of Berry C. Dilley, Trustee Parcel: O.R. Book 480, Page 2419

Situated in the City of Athens, County of Athens, State of Ohio, and being part of F.L. 45 in Section 10, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of Tract 1 and Tract 2 conveyed to Berry C. Dilley, Trustee, as recorded in O.R. Book 480, Page 2419, in the Athens County Deed Records, and being all of Auditor's P.P.N. A028270001600, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Highland" on the North Right of Way Line of East State Street marking the Southeast corner of Lot 1471 of the Amended Plat of Highland Park Addition, as recorded in Plat Envelope 227A, in the Athens County Plat Records, conveyed to Dwight Andrew Ladd & Pamela Jean Feliciano, as recorded in O.R. Book 590, Page 588, also being the Northeast corner of Tract 1, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.252 Acre** parcel herein to be described;

Thence, **S 39°21'26" W 59.67 feet** with the Northwest Right of Way Line of East State Street, to a drilled hole in concrete marking the Northeast corner of a parcel conveyed to PM Management, LLC, as recorded in O.R. Book 195, Page 265, and being and being the Southwest corner of said Tract 1, and passing over a 3/4" o.d. iron pipe found at 49.67 feet;

Thence leaving East State Street with the South line of said Tract 1 and continuing along the South line of said Tract 2, also being the boundary of said parcel conveyed to PM Management, LLC, with the following two (2) courses and distances:

- 1) **N 57°05'33" W 133.88 feet** to a drilled hole in concrete;
- 2) **N 32°54'27" E 10.00 feet** to an iron pin set on South line of said Tract 1;

Thence, **N 57°05'33" W 58.76 feet** with the South line of said Tract 1, the same being the North line of said parcel conveyed to PM Management, LLC, to a 1" o.d. iron pipe found on the South Right of Way Line of Franklin Avenue (40' Wide R/W);

Thence, **N 35°39'02" E 49.35 feet** with the South Right of Way Line of Franklin Avenue, to an iron pin set at the Southwest corner of said Lot 1471 and a parcel conveyed to Dwight Andrew Ladd & Pamela Jean Feliciano, as recorded in O.R. Book 590, Page 480;

Thence, **S 57°05'33" E 196.98 feet** with the North line of said Tract 1, the same being the South line of said Lot 1471 and 2 parcels conveyed to Ladd & Feliciano, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.252 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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 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 April of 2024.

Dated 5/5/24

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

Job No. 4317-24AT



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: 5/7/24

MAY 09 2024

Jill Davidson
 Athens County Auditor

Plat of Survey

City of Athens, County of Athens, State of Ohio, part F.L. 45 in Section 10, Township 9N, Range 14W.

PROPERTY LOCATION:
Being a Re-Survey of a parcel conveyed to Berry C. Diley, Trustee, as recorded in O.R. Book 480, Page 2419, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-8270001600.

BASIS OF BEARING

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

RELATED DOCUMENTS

- 1) Plat of Amended Plat of Highland Park Addition (Plat Envelope 227A)

Note #1: Second Tract as shown is also an ingress/egress easement for PM Management, LLC as shown in O.R. Book 195, Page 265.

LEGEND

- ◊ - 1" o.d. Iron Pipe Found
- ▲ - Drilled Hole in Concrete
- ◆ - 5/8" o.d. Iron Pin Found capped "Highland"
- - 3/4" o.d. Iron Pipe Found
- ⊕ - 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England #S-7452"

L1 - N 32°54'27" E 10.00'

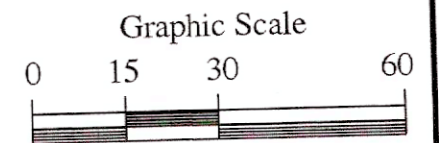
PREPARED BY:

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Professional Land Surveying
P.O. Box 1770

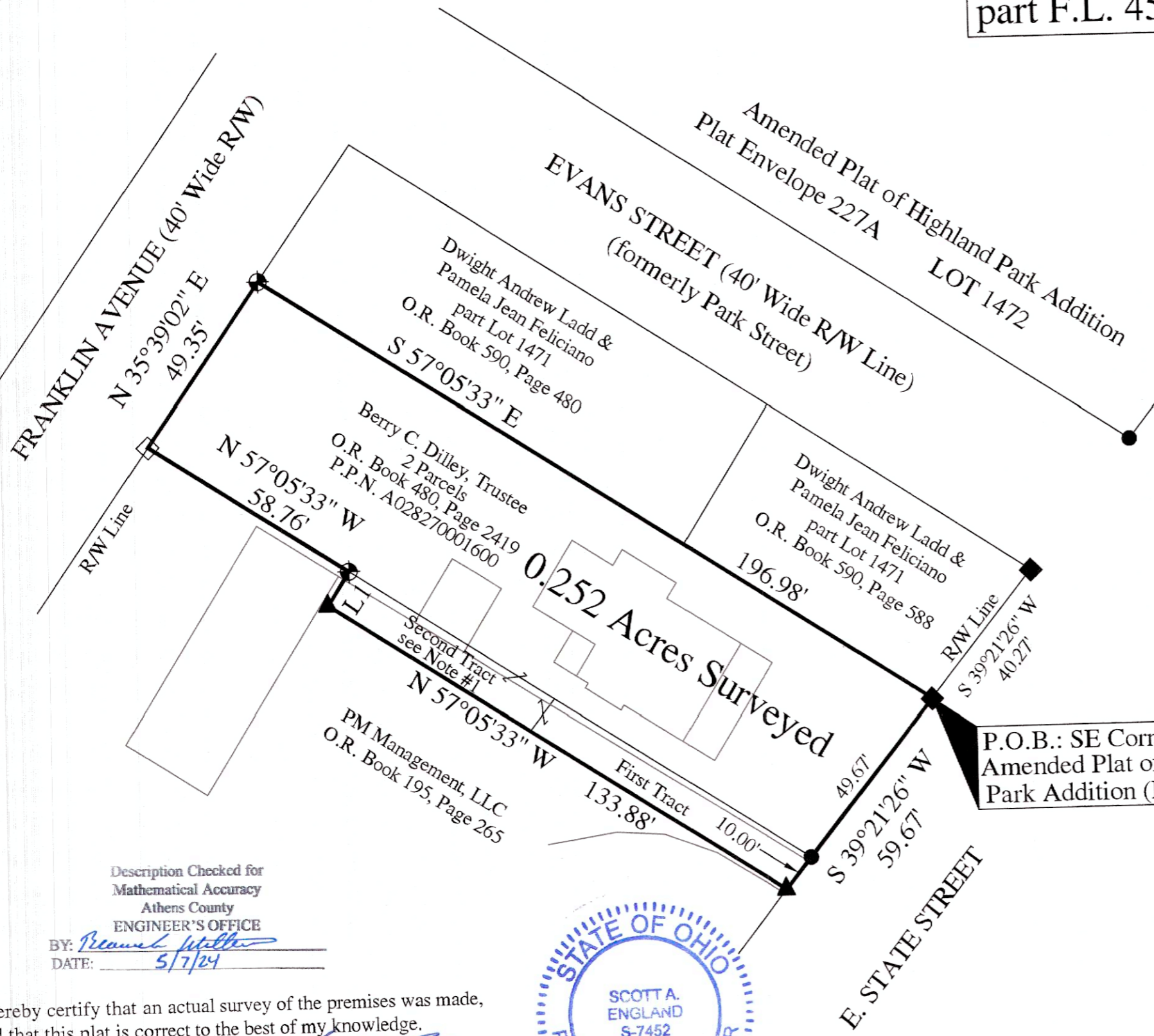
Buckeye Lake, Ohio 43008

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1 Inch = 30 Feet



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Beauchamp Miller*
DATE: 5/7/24

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 5/7/24

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

