



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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**Legal Description**  
**Tract 1: 3.355 Acres**  
**Part Lot 80: University Estates Phase 2**

Situated in the City of Athens, Township of Athens, County of Athens, State of Ohio, and being a part of Section 16 & part Section 22, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of Lot 80 of University Estates Phase 2, as recorded in Plat Envelope 563A, 563B, 564A, 564B, & 565A, as recorded in the Athens County Plat Records: said Lot 80 now conveyed to Helios Ventures, LLC, as recorded in O.R. Book 496, Page 975, in the Athens County Deed Records, being part of Auditor's P.P.N. A02-7400096-00, and further described as follows;

Commencing at an iron pin set marking the Southwest corner of Lot 80, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 3.355 Acre parcel here in to be described;

Thence, **N 01°00'03" w 815.80 feet** with the West line of Lot 80, of which this description is a part, to an iron pin set marking the Northwest corner thereof, and being on the South Right of Way Line of University Estates Boulevard (60' Wide R/W);

Thence with the North line of said Lot 80, of which this description is a part, along the South Right of Way Line of said University Estates Boulevard, with a curve to the left (radius = 1030.00 feet, delta angle 08°54'28", arc length = 160.14 feet) with a chord bearing **N 75°13'54" E 159.97 feet** to an iron pin set;

Thence leaving University Estates Boulevard with a line across said Lot 80, of which this description is a part, with the following two (2) courses and distances:

- 1) **S 12°55'39" E 190.79 feet** to an iron pin set;
- 2) **S 01°29'47" E 516.26 feet** to an iron pin set on the South line thereof;

Thence, **S 51°51'02" W 250.00 feet** with the South line of said Lot 80, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **3.355 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 South line of Lot 80 of University Estates Phase 2, as being **S 51°51'02" W**, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates 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 2022.

Dated 1/10/23

Job No. 3967-22AT-Tract1

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



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: Dennis E. Stuebe  
 DATE: 1/10/23

**JAN 10 2023**

Jill Thompson  
 Athens County Auditor