

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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 Tract 2-A: 0.230 Acres Part Gerlin Properties, Ltd.: O.R. Book 552, Page 2089

Situated in the City of Athens, Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 7 in Sections 1 & 2, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of Tract 1 & Tract 2 conveyed to Gerlin Properties, Ltd., as recorded in O.R. Book 552, Page 2089, in the Athens County Deed Records, and being part of Auditor's P.P.N. A02-91800044-01, and further described as follows;

Commencing at a 1" o.d. iron pipe found marking the Northwest corner of Lease Lot 7;

Thence, S 05°28'57" W 457.24 feet with the West line of said Lease Lot 7, to a 1.5" square bolt found marking the Northwest corner of Oakmont Subdivision Phase I;

Thence, N 72°19'36" E 406.03 feet with the North line of said Oakmont Subdivision Phase I, to a 5/8" o.d. iron pin found marking the Southwest corner of a 0.336 Acre parcel conveyed to Gerlin Properties, Ltd., as recorded in O.R. Book 558, Page 225, and being the Southeast corner of a 3.022 Acre parcel conveyed to Barbara W. Reeves, as recorded in O.R. Book 590, Page 812;

Thence, N 17°53'32" W 93.18 feet with the West line of said parcel conveyed to Gerlin Properties, Ltd., (O.R.552,Pg.2089), the same being the East line of said parcel conveyed to Reeves (O.R.590,Pg.812), to a 5/8" o.d. iron pin found marking the Southwest corner of said parcel conveyed to Gerlin Properties, Ltd., (O.R.552, Pg.2089), of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.230 Acre parcel herein to be described;

Thence, N 17°53'32" W 68.63 feet with the West line of Tract 1 conveyed to Gerlin Properties, Ltd., (O.R.552, Pg.2089), of which this description is a part, the same being the East line of said parcel conveyed to Reeves (O.R.590,Pg.812), to an iron pin set;

Thence with a line across said Tract 1 & Tract 2 conveyed to Gerlin Properties, Ltd. (O.R.552, Pg.2089), of which this description is a part, with the following three (3) courses and distances:

- 1) N 66°00'14" E 29.53 feet to a mag nail set;
- 2) N 00°21'37" E 6.79 feet to a mag nail set;
- 3) N 65°39'16" E 99.23 feet to the East line thereof and being the East Right of Way Line of Carroll Road (40' Wide R/W), and being on the West line of a 0.730 Acre parcel conveyed to Ashley Storts, as recorded in O.R. Book 584, Page 284, and passing over mag nails set at 16.94 feet and 74.32 feet;

Thence, S 29°40'00" E 38.73 feet with the East line of said Tract 2 conveyed to Gerlin Properties, Ltd. (O.R.552, Pg.2089), of which this description is a part and the East Right of Way Line of Carroll Road, the same being the West line of said parcel conveyed to Storts (O.R.584,Pg.284), and extending along part of a 0.771 Acre parcel conveyed to Ashley Storts, as recorded in O.R. Book 584, Page 284, to an angle point;

Thence, S 22°00'00" E 35.77 feet continuing with the East line of said Tract 2 conveyed to Gerlin Properties, Ltd. (O.R.552, Pg.2089), of which this description is a part and the East Right of Way Line of Carroll Road, the same being the West line of said parcel conveyed to Storts (O.R.584, Pg.284), to the Northeast corner of said parcel conveyed to Gerlin Properties, Ltd. (O.R.558,Pg.225);

Thence, S 65°42'07" W 141.44 feet with the South line of said Tract 2 and extending along the South line of said Tract 1 conveyed to Gerlin Properties, Ltd. (O.R.552, Pg.2089), of which this description is a part, the same being the North line of said parcel conveyed to Gerlin Properties, Ltd. (O.R.558,Pg.225), to the **PRINCIPLE PLACE OF BEGINNING**, and passing over a 5/8" o.d. iron pin set at 37.70 feet, and containing 0.230 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

The above described 0.230 Acre parcel contains 0.074 Acres in Section 1 and 0.156 Acres in Section 2.

The above described 0.230 Acre parcel contains 0.187 Acres from Tract 1 and 0.043 Acres from Tract 2;

The bearings of the above description are based on the West line of Lease Lot 7, as being S 05°28'57" 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".

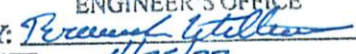
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in January of 2019 and April of 2023.

Dated 4-4-23



Job No. 3196-23AT-Tract2A-Rev1

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/25/23





# Plat of Survey

City of Athens, Township of Athens, County of Athens, part Lease Lot 7 in Sections 1 & 2, Township 9N, Range 14W, Congress Lands.

PREPARED FOR:  
Gerlin Properties, Ltd.  
Athens, Ohio

**PROPERTY LOCATION:**

Being a Survey of the Residual of Tract 1 & Tract 2 conveyed to Gerlin Properties, Ltd., as recorded in O.R. Book 552, Page 2089, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-91800044-00.

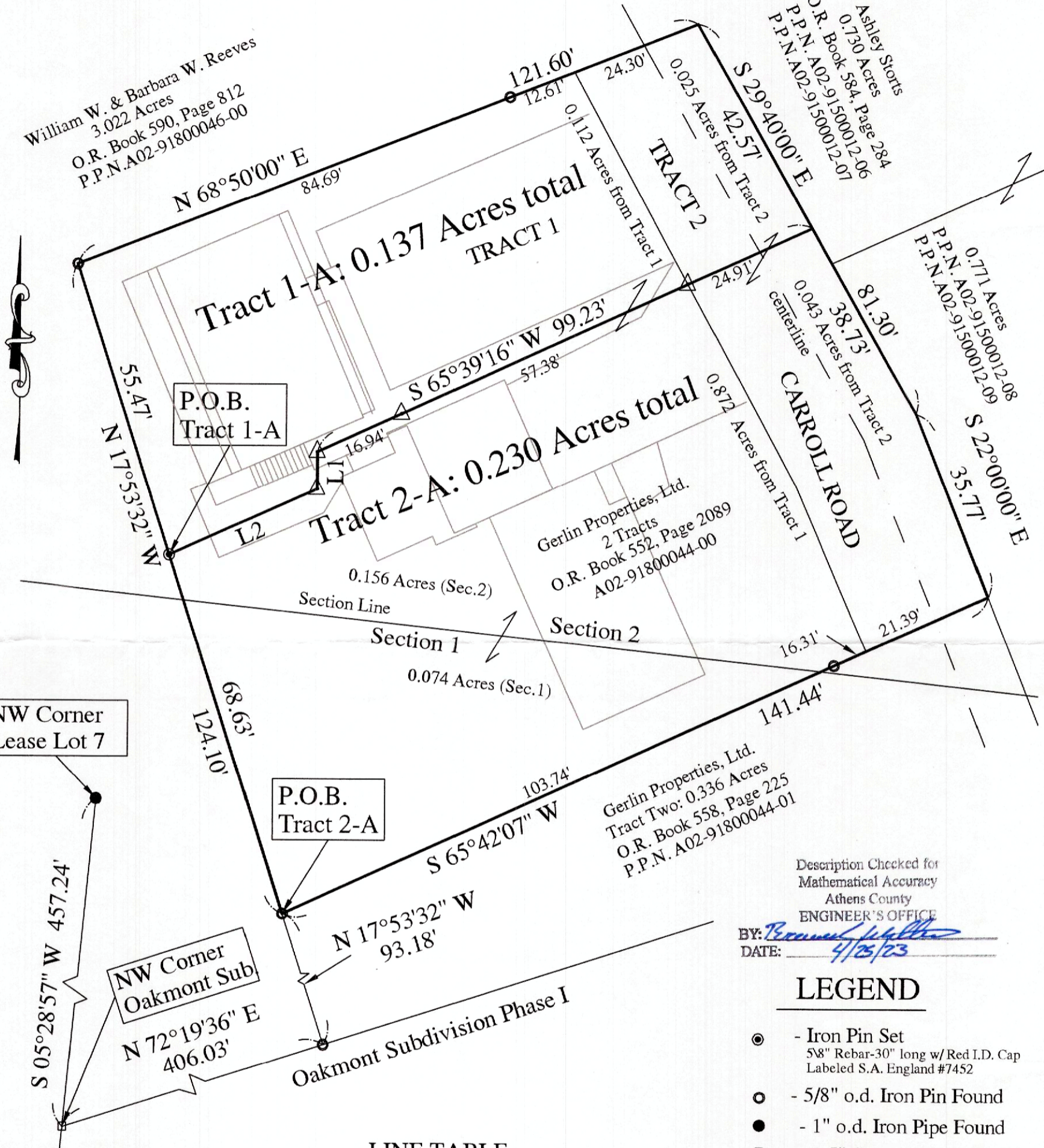
William W. & Barbara W. Reeves  
3.022 Acres  
O.R. Book 590, Page 812  
P.P.N. A02-91800046-00

Ashley Storts  
0.730 Acres  
O.R. Book 584, Page 284  
P.P.N. A02-91500012-06  
P.P.N. A02-91500012-07

0.771 Acres  
P.P.N. A02-91500012-08  
P.P.N. A02-91500012-09

Gerlin Properties, Ltd.  
2 Tracts  
O.R. Book 552, Page 2089  
A02-91800044-00

Gerlin Properties, Ltd.  
Tract Two: 0.336 Acres  
O.R. Book 558, Page 225  
P.P.N. A02-91800044-01



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Scott A. England*  
DATE: 4/25/23

**LEGEND**

- - Iron Pin Set  
5/8" Rebar-30" long w/ Red I.D. Cap  
Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found
- - 1" o.d. Iron Pipe Found
- - 1.5" Square Bolt Found
- △ - Mag Nail Set

**LINE TABLE**

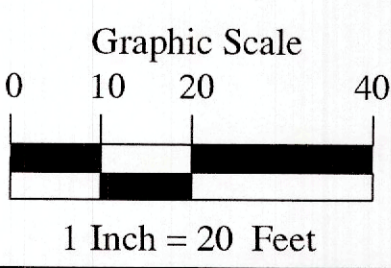
No.	Bearing	Distance
L1	S 00°21'37" W	6.79'
L2	S 66°00'14" W	29.53'

**BASIS OF BEARING**  
Bearings of this plat are based on the West line of Lease Lot 7, as being S 05°28'57" W, and is an assumed Meridian used to denote angles only.



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 4/25/23  
Seott A. England, P.S.  
Ohio Registered Surveyor #S-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