

S.A. ENGLAND SURVEYING
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Legal Description
Tract B: 0.572 Acres
Part Ohio University Parcel: OR. Book 109, page 215

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 27 in Section 4, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 14.91 Acre parcel conveyed to Ohio University, as recorded in O.R. Book 109, Page 215, Page 215, in the Athens County Deed Records, also being part of Auditor's P.P.N. A027380001901 & P.P.N. A027380001902, and further described as follows;

Commencing at for reference at the Northwest corner of Farmlot 27;

Thence, S 03°02'36" W 3571.96 feet with the West line of Farmlot 27, to a 5/8" o.d. iron pin found on the North line of said parcel conveyed to Ohio University (OR109,Pg215) of which this description is a part, also being the Southeast corner of Home Street (60' Wide Right of Way)(undeveloped), being the Southwest corner of a parcel conveyed to the City of Athens, as recorded in Deed Book 212, Page 1, and being the PRINCIPLE PLACE OF BEGINNING of the 0.572 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 3541.31 feet;

Thence, N 81°14'56" E 574.50 feet with the South line of said parcel conveyed to The City of Athens (DB212,Pg1), the same being the North line of said parcel conveyed to Ohio University Athens Public Library (OR109,Pg215), to a 5/8" o.d. iron pin found on the West Limited Access Right of Way Line of U.S. Route 33;

Thence, S 00°03'21" E 42.55 feet with the West Limited Access Right of Way Line of U.S. Route 33, the same being the East line of said parcel conveyed to Ohio University (OR109, Pg 215), of which this description is a part, to an iron pin set;

Thence, S 81°00'46" W 577.35 feet with a line across said parcel conveyed to Ohio University (OR109,Pg215), of which this description is a part, to an iron pin set on the West line thereof, and being an extension of the East Right of Way Line of said Home Street;

Thence, N 03°02'36" E 45.40 feet with the West line of said parcel conveyed to Ohio University (OR109,Pg215), of which this description is a part, the same being the extension of the East Right of Way Line of said Home Street, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.572 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 0.572 Acre parcel contains 0.458 Acres in P.P.N. A027380001901 & 0.114 Acres in P.P.N. A027380001902.

The bearings of the above description are based on the East Right of Way Line of Home Street (60' Wide R/W), as being N 03°02'36" E, and is an assumed Meridian used to denote angles only..

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 November of 2022.

Dated 11/28/22

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

Job No. 3992-22AT-TractB

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 11/28/22



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

JUN 14 2023

Jill Thompson
 Athens County Auditor

Plat of Survey

City of Athens, County of Athens, State of Ohio, part Farm Lot 27 in Section 4, Township 9N, Range 14W, of the Ohio Company's Purchase

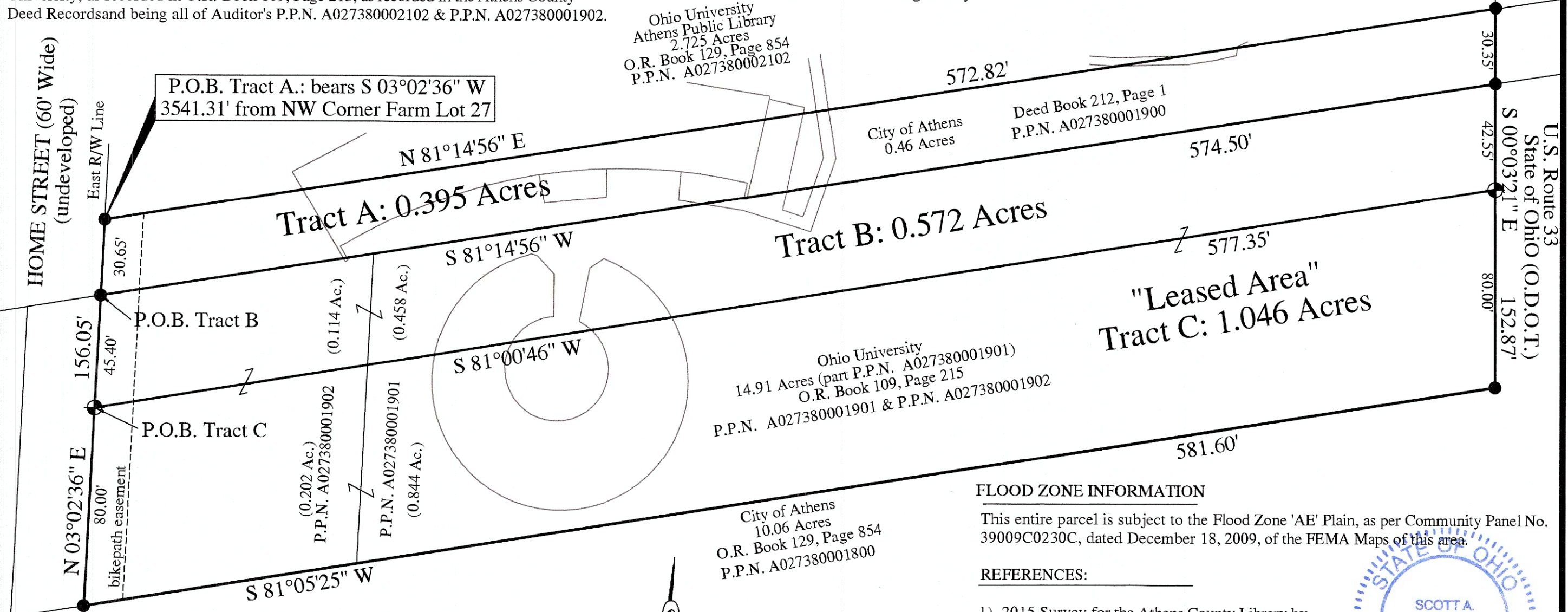
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Scott A. England
DATE: 11/28/22

PROPERTY LOCATION:

Being a Survey of part of a parcel conveyed to Ohio University, as recorded in Deed Volume 229, Page 319, also a 2.529 Acre Lease parcel conveyed to Nelsonville public Library, as recorded in O.R. Book 129, Page 654, also part of a parcel conveyed to Ohio University, as recorded in O.R. Book 109, Page 215, as recorded in the Athens County Deed Records and being all of Auditor's P.P.N. A027380002102 & P.P.N. A027380001902.

BASIS OF BEARING

The bearings of this plat shown are based on the East Right of Way Line of Home Street (60' Wide R/W), as being N 03°02'36" E, and is an assumed Meridian used to denote angles only.



FLOOD ZONE INFORMATION

This entire parcel is subject to the Flood Zone 'AE' Plain, as per Community Panel No. 39009C0230C, dated December 18, 2009, of the FEMA Maps of this area.

REFERENCES:

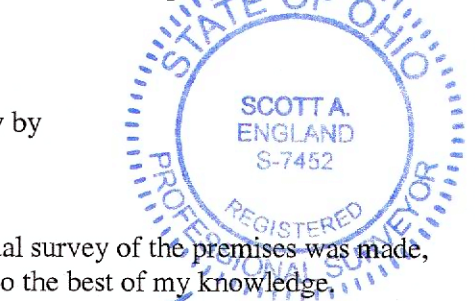
- 1) 2015 Survey for the Athens County Library by Robert C. Canter, P.S. S7226.

LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" o.d. x 30" reinforcing bar w/red cap stamed "SA England #7452"

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 11/28/22



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

PREPARED BY:
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