

S.A. ENGLAND SURVEYING
 Professional Land Surveying
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Legal Description
0.325 Acres

All of Kenneth M. & Patricia I. Hoppe Parcel: O.R. Volume 132, Page 56

Situated in the City of Athens, Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 40 in Section 8, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a 0.28 Acre (per Deed) parcel conveyed to Kenneth M. & Patricia I. Hoppe, as recorded in O.R. Volume 132, Page 56, in the Athens County Deed records, being all of Auditor's P.P.N. A02-9100005-00, and further described as follows;

Commencing at a 1" o.d. iron pipe found marking the Northwest corner of Lot 3593 of Linscott Second Addition;

Thence, N 78°40'17" W (per O.R. 490, Page 570) 226.37 feet to a 1" o.d. iron pipe found marking the Southeast corner of a 2.7356 Acre parcel conveyed to Wendy A. Cross & Kimberly K. Jackson, as recorded in O.R. Volume 490, Page 570, also being the Northwest corner of a parcel conveyed to Robert B. & Roberta G. Watkins, as recorded in O.R. Volume 324, Page 567, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.325 Acre parcel herein to be described;

Thence, S 11°02'39" W 150.06 feet with the West line of said parcel conveyed to Watkins (OR324,Pg.567), to a 1/2" o.d. iron pin found on the North Right of Way Line of Canterbury Drive (50' Wide R/W);

Thence, N 77°55'36" W 94.78 feet with the North Right of Way line of Canterbury Drive, to a 1" o.d. iron pipe found marking the Southeast corner of a parcel conveyed to Mary L. Patacca, as recorded in O.R. Volume 501, Page 859;

Thence, N 11°05'19" E 148.83 feet with the East line of said parcel conveyed to Patacca (OR501,Pg859), to a 1/2" o.d. iron pin found on the South line of said parcel conveyed to Cross & Jackson (OR490,Pg570);

Thence, S 78°40'17" E 94.65 feet with the South line of said parcel conveyed to Cross & Jackson (OR490,Pg570), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.325 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 a 2.7356 Acre parcel conveyed to Wendy A. Cross & Kimberly K. Jackson, as recorded in O.R. Volume 490, Page 570, in the Athens County Deed Records, as being S 78°40'17" E, 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 June of 2020.

Dated 7/7/20


Job No. 3457-20AT


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

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

JUL 08 2020

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 7/8/20



Plat of Survey

City of Athens, Township of Athens, County of Athens, State of Ohio, part Farm Lot 40 in Section 8, Township 9N, Range 14W, of the Ohio Company's Purchase.

PROPERTY LOCATION:

Being a Re-Survey of a 0.28 Acre parcel conveyed to Kenneth M. & Patricia I. Hoppe, as recorded in O.R. Volume 132, Page 56, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-91000005-00.

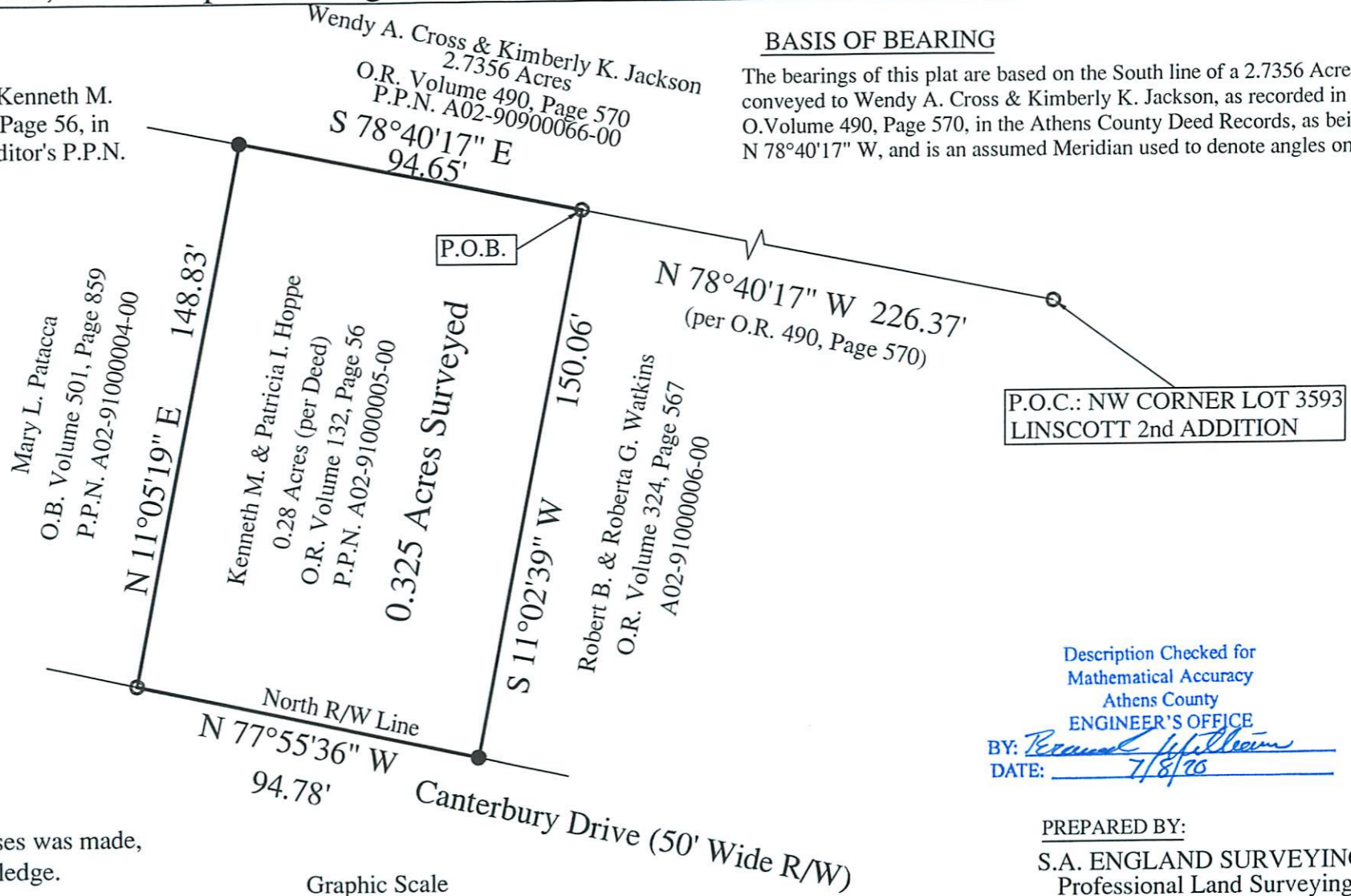
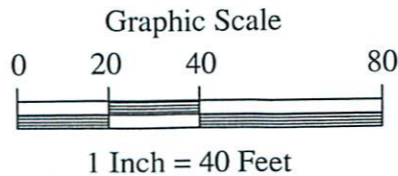
LEGEND

- - 1/2" o.d. Iron Pin Found
- - 1" o.d. Iron Pipe Found
- ⊙ - 5/8" x 30" reinforcing bar set w/red cap stamped "S.A. England #S-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.

Date 7/8/20
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452



BASIS OF BEARING

The bearings of this plat are based on the South line of a 2.7356 Acre parcel conveyed to Wendy A. Cross & Kimberly K. Jackson, as recorded in O.R. Volume 490, Page 570, in the Athens County Deed Records, as being N 78°40'17" W, and is an assumed Meridian used to denote angles only.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Rebecca J. Johnson
 DATE: 7/8/20

PREPARED BY:
 S.A. ENGLAND SURVEYING
 Professional Land Surveying
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