

**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: 0.671 Acres

#### Part Sean D. Jones Parcels: O.R. Volume 315, Page 27 & O.R. Volume 317, Page 2262

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 54 in Section 13, Township 9N, Range 14W, of the Ohio University Leasehold Lands, also being all of Lot 11 of Clear View Subdivision, as recorded in Plat Book 7, Page 299, in the Athens County Plat Records, and being more particularly described as follows;

Being a Survey of a part of 4 Parcels conveyed to conveyed to Sean D. Jones, as recorded in O.R. Volume 315, Page 27 & O. R. Volume 317, Page 2262, in the Athens County Deed Records, being all of Auditor's P.P.N. A01-013030-3800, and part of P.P.N. A01-013030-3700, A01-013030-3900, & P.P.N. A01-013030-3901, and further described as follows;

Commencing at stone found marking the Northeast corner of Lot 11 of Clear View Subdivision and the Northeast corner of Lease Lot 54, being on the West line of an 8.4 Acre parcel conveyed to AA Athens Storage, LLC, as recorded in O.R. Volume 496, Page 387, also being on the South line of a 0.85 Acre parcel conveyed to AA Athens Self Storage, LLC, as recorded in O.R. Volume 496, Page 387;

Thence, S 00°42'58" W 254.19 feet with the East line of said Lot 11 of Clear View Subdivision, also being the East line of Lease Lot 54, and being the West line of said 8.4 Acre parcel conveyed to AA Athens Self Storage, LLC, to a ¾" o.d. Iron Pipe found marking the Southeast corner of said Lot 11; and being the PRINCIPLE PLACE OF BEGINNING of the 0.671 Acre parcel herein to be described;

Thence, S 01°21'02" W 105.84 feet continuing with the East line of said Lease Lot 54 and said parcel conveyed to Jones (O.R.315,Pg.27 & O.R.317,Pg.2262), of which this description is a part, the same being the West line of said 8.4 Acre parcel conveyed to AA Athens Self Storage, to an iron pin set on the North Limited Access Right of Way line of U.S. Route 33;

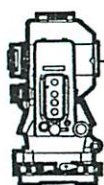
Thence, S 46°43'54" W 137.46 feet with the North Limited Access Right of Way Line of U.S. Route 33, the same being the South line of said parcel conveyed to Jones (O.R.315,Pg.27 & O.R.317,Pg.2262), of which this description is a part, to a 5/8" o.d. iron pin found marking the Southeast corner of a 0.58 Acre parcel conveyed to Alan L. & Stephanie K. Goldsberry, as recorded in O.R. Volume 305, Page 147:

Thence, N 44°46'06" W 156.71 feet leaving U.S. Route 33 with the South line of said parcel conveyed to Jones (O.R.315,Pg.27 & O.R.317,Pg.2262), of which this description is a part, also being the East line of said parcel conveyed to Goldsberry (O.R.305, Pg.147), to an iron pin set on the New Right of Way Line of Clear View Drive (Twp. Road 1128);

Thence with along the Right of Way Line of Clear View Drive, with a curve to the left (Radius = 95.24 feet, delta angle 38°03'47", Arc Length = 63.27 feet) with a chord bearing N 01°30'06" W 62.11 feet to an iron pin set;

Thence leaving Clear View Drive with a line across said parcels conveyed to Jones (O.R.315,Pg.27 & O.R.317,Pg.2262), of which this description is a part, with the following two (2) courses and distances:

- 1) N 78°28'31" E 102.24 feet to an iron pin set;
- 2) N 86°52'18" E 114.57 feet to the PRINCIPLE PLACE OF BEGINNING.



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Said parcel as surveyed contains **0.671 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 0.671 Acre parcel contains 0.586 Acres in P.P.N. A01-013030-3800, 0.018 Acres in P.P.N. A01-013030-3700, 0.001 Acres in P.P.N. A01-013030-3900, & 0.066 Acres in P.P.N. A01-0130303901.

The New Right of Way line for Clear View Drive (Twp. Road 1128), is recorded in Athens County Commissioner's Journal 30, Page 159.


The bearings of the above description are based on the North line of Fractional Lot 18, as being S 83°33'19" 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 is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2018.

Dated 5/25/18

Job No. 3074-18AT-Tract2-A

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



# Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 54 in Section 13, Township 9N, Range 14W, Ohio University Leasehold Lands, and part of Lot 11 of Clear View Subdivision (Plat Book 7, Page 299)

**PROPERTY LOCATION:**

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Lease Lot 54 in Section 13, Township 9N, Range 14W, Ohio University Leasehold Lands, and being part of Lot 11 of Clear View Subdivision, as recorded in Plat Book 7, Page 299, in the Athens County Plat Records.

Being a Survey of 5 parcels conveyed to Sean D. Jones, as recorded in O.R. Volume 315, Page 27 & O.R. Volume 317, Page 2262, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-013030-3600, A01-013030-3700, A01-013030-3800, A01-013030-3900, and A01-013030-3901.

The bearings of this plat are based on the North Line of Lot 11 of Clear View Subdivision, as recorded in Plat Book 7, Page 299, in the Athens County Plat Records, as being N 90°00'00" E, and is an assumed Meridian used to denote angles only.

PREPARED FOR:

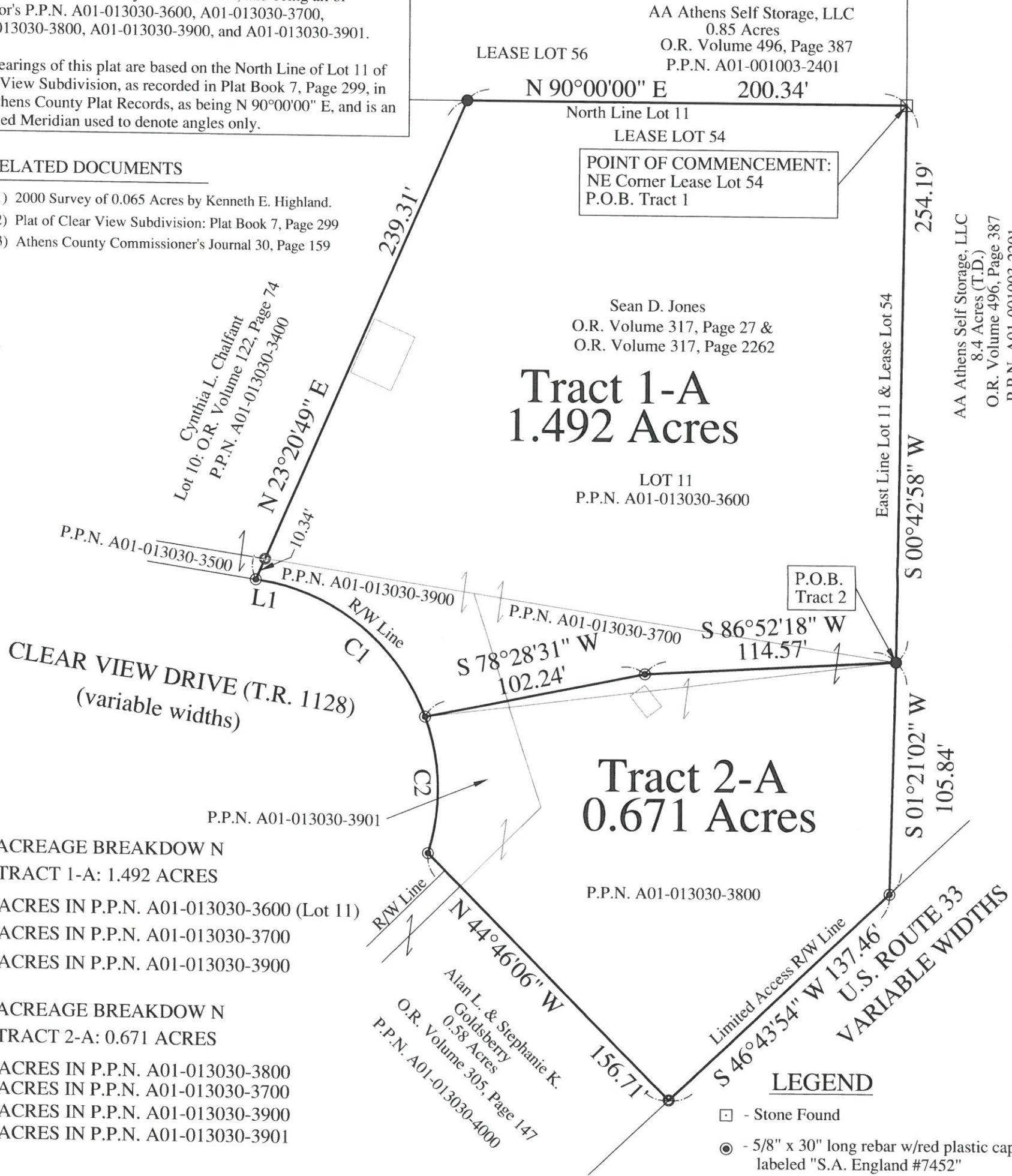
LCR Realty  
Athens, Ohio

**CURVE TABLE**

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	101.04'	95.24'	60°47'05"	N 50°56'04" W 96.37'
C2	63.27'	95.24'	38°03'47"	N 01°30'06" W 62.11'

**RELATED DOCUMENTS**

- 1) 2000 Survey of 0.065 Acres by Kenneth E. Highland.
- 2) Plat of Clear View Subdivision: Plat Book 7, Page 299
- 3) Athens County Commissioner's Journal 30, Page 159



**ACREAGE BREAKDOWN N**  
TRACT 1-A: 1.492 ACRES  
1.325 ACRES IN P.P.N. A01-013030-3600 (Lot 11)  
0.090 ACRES IN P.P.N. A01-013030-3700  
0.077 ACRES IN P.P.N. A01-013030-3900

**ACREAGE BREAKDOWN N**  
TRACT 2-A: 0.671 ACRES  
0.586 ACRES IN P.P.N. A01-013030-3800  
0.018 ACRES IN P.P.N. A01-013030-3700  
0.001 ACRES IN P.P.N. A01-013030-3900  
0.066 ACRES IN P.P.N. A01-013030-3901

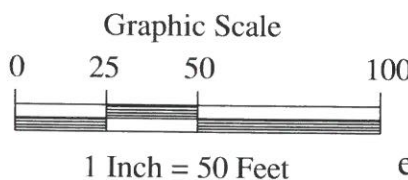
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Scott A. England* 055  
DATE: 5/29/18

I, Scott A. England, hereby certify that an actual survey was made of the premises and that this plat is correct to the best of my knowledge.

Date

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



**LEGEND**

- - Stone Found
- ⊙ - 5/8" x 30" long rebar w/red plastic cap labeled "S.A. England #7452"
- ⊙ - 5/8" o.d. Iron Pin Found
- L1 - N 81°19'21" W 2.64'
- - 3/4" o.d. Iron Pipe Found

**PREPARED BY:**

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

AA Athens Self Storage, LLC  
8.4 Acres (T.D.)  
O.R. Volume 496, Page 387  
P.P.N. A01-001003-2201

Sean D. Jones  
O.R. Volume 317, Page 27 &  
O.R. Volume 317, Page 2262

**Tract 1-A**  
**1.492 Acres**

LOT 11  
P.P.N. A01-013030-3600

**Tract 2-A**  
**0.671 Acres**

P.P.N. A01-013030-3800