



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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

0.605 Acres

All of Rodney E. & Donita S. Wilkes Parcels: O.R. Book 91, Page 870

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 106 & Lease Lot 107 in Section 23, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Rodney E. & Donita S. Wilkes, as recorded in O.R. Book 91, Page 870, in the Athens County Deed Records, being all of part of Auditor's P.P.N. A04-00200287-00 & P.P.N. A04-00200288-00, and further described as follows;

Commencing at a stone found on the West line of Lease Lot 107: said stone bears N 04°44'36" E 92.45 feet from the Southwest corner of Lease Lot 107;

Thence, N 39°45'06" E 348.88 feet to the centerline of Porter Lane (Twp. Road 245)(40' Wide R/W), and passing over a 3/4" o.d. iron pin found at 328.88 feet;

Thence, S 49°41'05" E 583.93 feet with the centerline of Porter Lane, to a railroad spike found marking the Southeast corner of a parcel conveyed to Verna Williams, as recorded in O.R. Book 371, Page 1401, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.605 Acre parcel herein to be described;

Thence, N 39°56'29" E 165.07 feet leaving Porter Lane with the East line of said parcel conveyed to Williams, and extending to an iron pin set on the South line of a 7.94 acre parcel conveyed to Rodney E. & Donita S. Wilkes, as recorded in O.R. Book 379, Page 285, and passing over an iron pin set at 20.00 feet;

Thence, S 49°14'28" E 159.70 feet with the South line of said 7.94 Acre parcel conveyed to Wilkes (OR379,Pg.285), to a 3/4" o.d. iron pin found marking the Northwest corner of a 0.49 Acre parcel conveyed to the State of Ohio, as recorded in Deed Volume 370, Page 109;

Thence, S 39°56'29" W 165.07 feet with the West line of said parcel conveyed to the State of Ohio (DV379,Pg.109), to a railroad spike found in the centerline of Porter Lane, and passing over an iron pin set at 145.07 feet;

Thence, N 49°14'28" W 159.70 feet with the centerline of Porter Lane, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.605 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the West line of Lease Lot 107, as being N 04°44'36" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 2021.

Dated 6/28/21

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

Job No. 3663-21AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 6/28/21



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

JUN 28 2021

Jill Thompson
 Athens County Auditor

Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 106 & Lease Lot 107, Section 23, Township 9N, Range 14W, of the Ohio Company's Purchase.

PROPERTY LOCATION:

Being a Survey of 2 parcels conveyed to Rodney E. & Donita S. Wilkes, as recorded in O.R. Book 91, Page 870, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-00200287-00 & P.P.N. A02-00200288-00.

BASIS OF BEARING

The bearings of this plat are based on the West line of Lease Lot 107, as being N 04°44'36" E, and is an assumed Meridian used to denote angles only.

REFERENCES

2012 Survey of 0.8691 Acres by Charles Thomas Smith, P.S. 6844

LEGEND

- - 3/4" o.d. Iron Pin Found
- △ - Stone Found
- ⊙ - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"
- - Railroad Spike Found

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.SURVEYOHIO.COM

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: *6/28/21*

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

6/28/21

Date *6/28/21*
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

