



S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description

10.000 Acres

Part Judith-Madelaine Farmer Parcel: O.R. Book 577, Page 1409

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 113 in Section 24, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 53.916 Acre parcel conveyed to Judith-Madelaine Farmer, as recorded in O.R. Book 577, Page 1409, in the Athens County Deed Records, also being part of Auditor's P.P.N. A040020020000, and further described as follows;

Commencing at a stone found marking the Southwest corner of said 53.916 Acre parcel, of which this description is a part, also being the Southwest corner of Lease Lot 113;

Thence, S 85°37'33" E 1055.34 feet with the South line of Lease Lot 113 and said 53.916 Acre parcel, of which this description is a part, to a 5/8" o.d. iron pin found w/cap stamped "Seymour & Assoc" marking the Southeast corner thereof, also being the Southwest corner of a parcel conveyed to Sean David Jones, as recorded in O.R. Book 315, Page 1807, and passing over a 5/8" o.d. iron pin found (no cap) marking a corner between Lease Lot 110 and Lease Lot 144;

Thence, N 04°17'45" E 1446.04 feet with the East line of said 53.916 Acre parcel, of which this description is a part, also being the West line of said parcel conveyed to Jones, to an iron pin set, and being the PRINCIPLE PLACE OF BEGINNING of the 10.000 Acre parcel herein to be described;

Thence with a line across said 53.916 Acre parcel of which this description is a part, with the following two (2) courses and distances;

- 1) N 59°21'18" W 807.60 feet to an iron pin set;
- 2) N 44°05'30" W 351.38 feet to an iron pin set on the West line thereof, and being on the East Right of Way Line of Shady Lane (R/W Width Varies): Shady Lane is shown on the Plat of Stone Hill Subdivision, as recorded in Plat Envelope 480-A & 480-B;

Thence with the East Right of Way Line of Shady Lane, the same being the West line of said 53.916 Acre parcel, of which this description is a part, with the following three (3) courses and distances:

- 3) With a curve to the left (Radius = 225.00 feet, Delta Angle 16°50'36", Arc Length 66.14 feet) with a chord bearing N 33°20'31" E 65.91 feet to an iron pin set;
- 4) With a curve to the right (Radius = 50.00 feet, Delta Angle 84°58'14", Arc Length 37.08 feet) with a chord bearing N 67°23'52" E 33.77 feet to an iron pin set;
- 5) N 19°52'30" E 50.00 feet to a 5/8" o.d. iron pin found capped "Seymour-Assoc" on the North line thereof, also being on the South line of a parcel conveyed to Renaissance Properties of Ohio, LLC, as recorded in O.R. Book 575, Page 404;

Thence leaving Shady Lane with the North line of said 53.916 Acre parcel, of which this description is a part, the same being the boundary of said parcel conveyed to Renaissance Properties of Ohio, LLC, with the following three (3) courses and distances:

- 6) With a curve to the left (Radius = 432.00 feet, Delta Angle 06°00'01", Arc Length 45.24 feet) with a chord bearing S 67°07'30" E 45.22 feet to a 5/8" o.d. iron pin found capped "Seymour-Assoc";
- 7) S 64°07'30" E 222.97 feet to an iron pin set;
- 8) N 37°00'11" E 212.25 feet to a 5/8" o.d. iron pin found (no cap) marking the Southwest corner of a parcel conveyed to Merry M. & Zachary L. Saunders, as recorded in O.R. Book 529, Page 1919;

Thence, S 70°32'07" E 565.68 feet with the North line of said 53.916 Acre parcel, of which this description is a part, also being the South line of said parcel conveyed to Saunders and extending along the South line of a parcel conveyed to Charlotte Elster, as recorded in O.R. Book 132, Page 912, to an iron pin set at the Northeast corner of said 53.916 Acre parcel, also being on the West line of said parcel conveyed to Jones, and passing over a 5/8" o.d. iron pin found at 391.48 feet;



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Thence, **S 04°17'45" W 647.02 feet** with the East line of said 53.916 Acre parcel, of which this description is a part, also being the West line of said parcel conveyed to Jones, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **10.00 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

All iron pins set and previously set are 5/8" x 30" rebar 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 September of 2023.

Dated 10/23/23



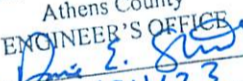
 Scott A. England P.S.
 Ohio Registered Surveyor #7452

Job No. 4233-23AT

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

OCT 24 2023

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 10/24/23



Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 113 in Section 24, Township 9N, Range 14W

CURVE TABLE

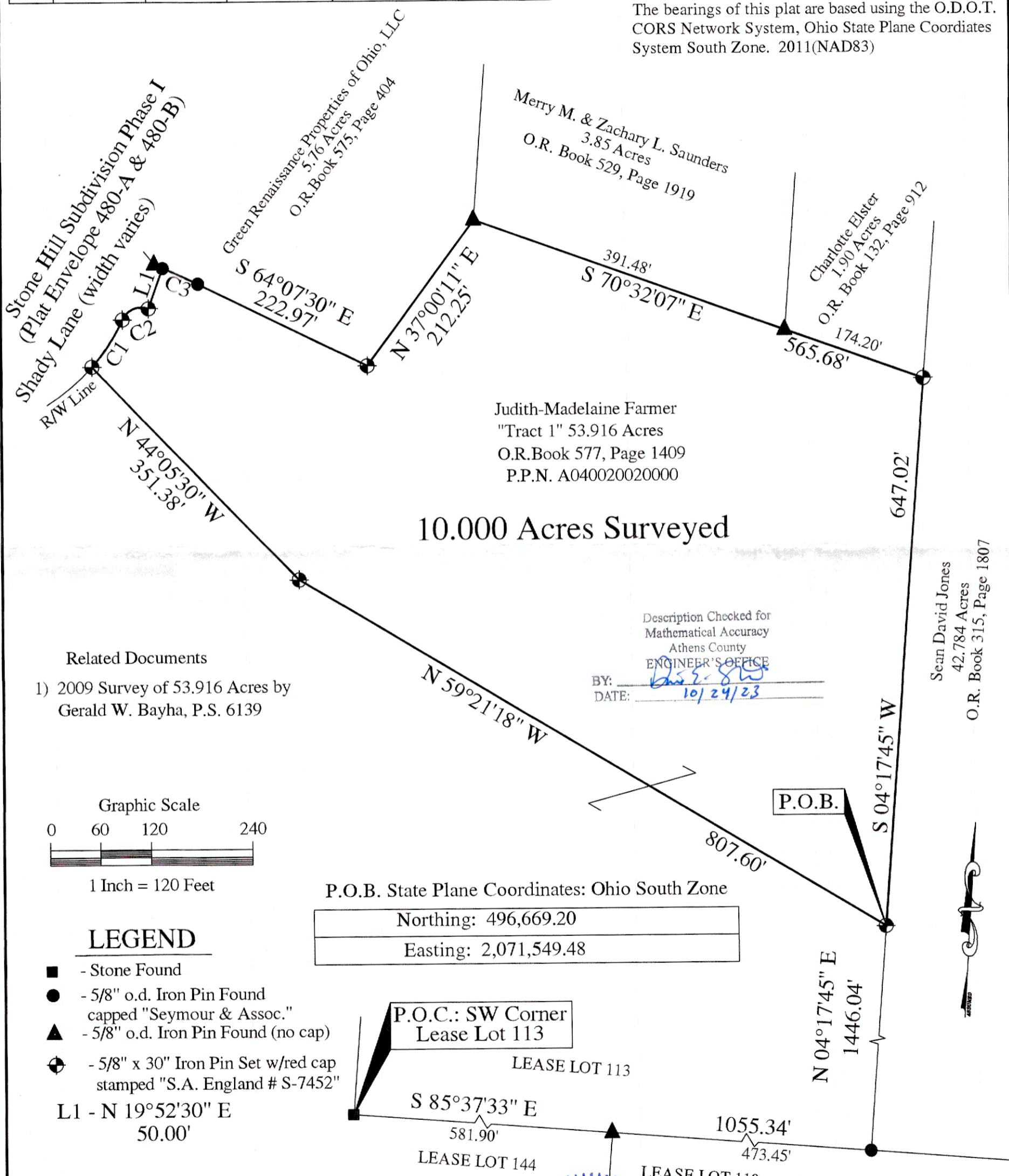
No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	66.14'	225.00'	16°50'36"	N 33°20'31" E 65.91'
C2	37.08'	50.00'	84°58'14"	N 67°23'52" E 33.77'
C3	45.24'	432.00'	06°00'01"	S 67°07'30" E 45.22'

PROPERTY LOCATION:

Being a Survey of a part of "Tract 1" (53.916 Acres) conveyed to Judith-Madelaine Farmer, as recorded in O.R. Book 577, Page 1409, in the Athens County Deed Records, also being part of Auditor's P.P.N. A040020020000.

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

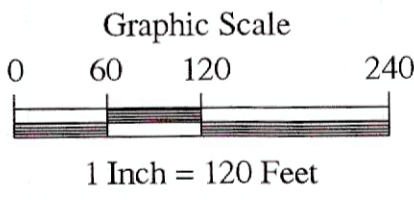


Related Documents

- 2009 Survey of 53.916 Acres by Gerald W. Bayha, P.S. 6139

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10/24/23

Sean David Jones
42.784 Acres
O.R. Book 315, Page 1807



LEGEND

- - Stone Found
- - 5/8" o.d. Iron Pin Found capped "Seymour & Assoc."
- ▲ - 5/8" o.d. Iron Pin Found (no cap)
- ⊕ - 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England # S-7452"
- L1 - N 19°52'30" E 50.00'

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 10/23/23

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



PREPARED BY:
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