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**Legal Description**  
**Tract 1: 3.215 Acres**  
**part Marian E. Richardson Parcel: O.R. Book 195, Page 454**

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 183 in Section 35, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 5.85 Acre parcel (per tax duplicate) conveyed to Marian E. Richardson, as recorded in O.R. Book 195, Page 454, in the Athens County Deed Records, and being part of Auditor's P.P.N. A04-00200119-02, and further described as follows;

The intent of the following described 3.215 Acre parcel is for an adjacent property transfer;

Commencing at a the Southwest corner of Lease Lot 183 and Section 35 in the centerline of Salem Road (Co. Road 9), and being on the East line of Section 5 of Waterloo Township;

Thence, N 00°00'00" E 2033.79 feet with the West line of Lease Lot 183 and Section 35, the same being the West line of Athens Township and the centerline of Salem Road, also being the East line of Section 5 of Waterloo Township, to the Southwest corner of said 5.85 Acre parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, also being the Northwest corner of a 2.00 Acre parcel conveyed to Marian E. Richardson, as recorded in O.R. Book 147, Page 628, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 3.215 Acre parcel herein to be described;

Thence, N 00°00'00" E 206.75 feet continuing with the West line of Lease Lot 183 and Section 35, the same being the West line of Athens Township and the centerline of Salem Road, also being the East line of Section 5 of Waterloo Township, and being the West line of said 5.85 Acre parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, to the Northwest corner thereof, and being the Southwest corner of a 2.53 Acre parcel conveyed to Kristen Wiedmann, as recorded in O.R. Book 533, Page 102;

Thence leaving said road and Township line with the North line of said parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, the same being the South line of said 2.53 Acre parcel conveyed to Wiedmann (O.R.533,Pg.102), with the following six (6) courses and distances:

- 1) N 88°58'09" E 330.54 feet to a 5/8" o.d. iron pin found, and passing over an iron pin set at 25.00 feet;
- 2) S 04°58'54" W 117.83 feet to a 5/8" o.d. iron pin found;
- 3) S 85°25'27" E 21.71 feet to a utility pole called for in O.R. Book 533, Page 102);
- 4) S 73°42'32" E 124.98 feet to a 5/8" o.d. iron pin found;
- 5) N 32°59'56" E 188.86 feet to a 5/8" o.d. iron pin found;
- 6) N 88°58'09" E 54.15 feet to an iron pin set on the South line of a 1.28 Acre parcel conveyed to Kimberly A. Dishong, as recorded in O.R. Book 447, Page 1228;

Thence, S 49°25'50" E 233.10 feet with the North line of said parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, the same being the South line of said parcel conveyed to Dishong (O.R.447,Pg.1228), to a 5/8" o.d. iron pin found on the West line of a 14.388 Acre parcel conveyed to Kimberly A. Dishong, as recorded in O.R. Book 447, Page 12289);

Thence, S 07°25'52" W 93.38 feet with the East line of said parcel conveyed to Richardson (O.R.195,Pg.454), the same being the West line of said parcel conveyed to Dishong (O.R.447,Pg.1228), to an iron pin set;

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

APR 18 2018

Jill Thompson  
Athens County Auditor



**S.A. ENGLAND SURVEYING**  
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Thence, **N 88°04'37" W 784.29 feet** with a line across said parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, and extending along the North line of said 2.00 Acre parcel conveyed to Richardson (O.R.147, Page 628), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 495.26 feet, also passing over an iron pin set at 769.29 feet, and containing **3.215 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 Section 35 and Athens Township, as being N 00°00'00" 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 December of 2017.

Dated 12/14/17

Job No. 3040-17AT-Tract1

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



# Plat of Survey

Township of Athens, County of Athens, State of Ohio,  
part Lease Lot 183 in Section 35, Township 9N,  
Range 14W.

**PROPERTY LOCATION:**

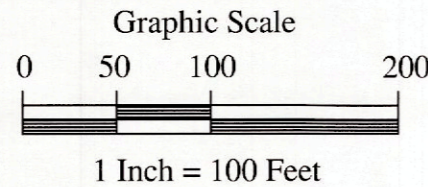
Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Lease Lot 183 in Section 35, Township 9N, Range 14W.

Being a Survey of a 5.85 Acre (tax duplicate) parcel conveyed to Marian E. Richardson, as recorded in O.R. Book 195, Page 453, in the Athens County Deed Records, and being all of Auditor's Parcel No. A04-00200119-02.

The bearings of this plat are based on the West line of Section 35 and Athens Township, as being N 00°00'00" E, and is an assumed Meridian used to denote angles only.

**LEGEND**

- ⊙ - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set  
5/8" Rebar 30" long with/red cap  
Labeled S.A. England #7452
- ⊙ - Utility Pole



**LINE TABLE**

No.	Bearing	Distance
L1	S 04°58'54" W	117.83'
L2	S 85°25'27" E	21.71'
L3	S 73°42'32" E	124.98'
L4	N 88°58'09" E	54.15'
L5	N 58°05'20" W	35.36'

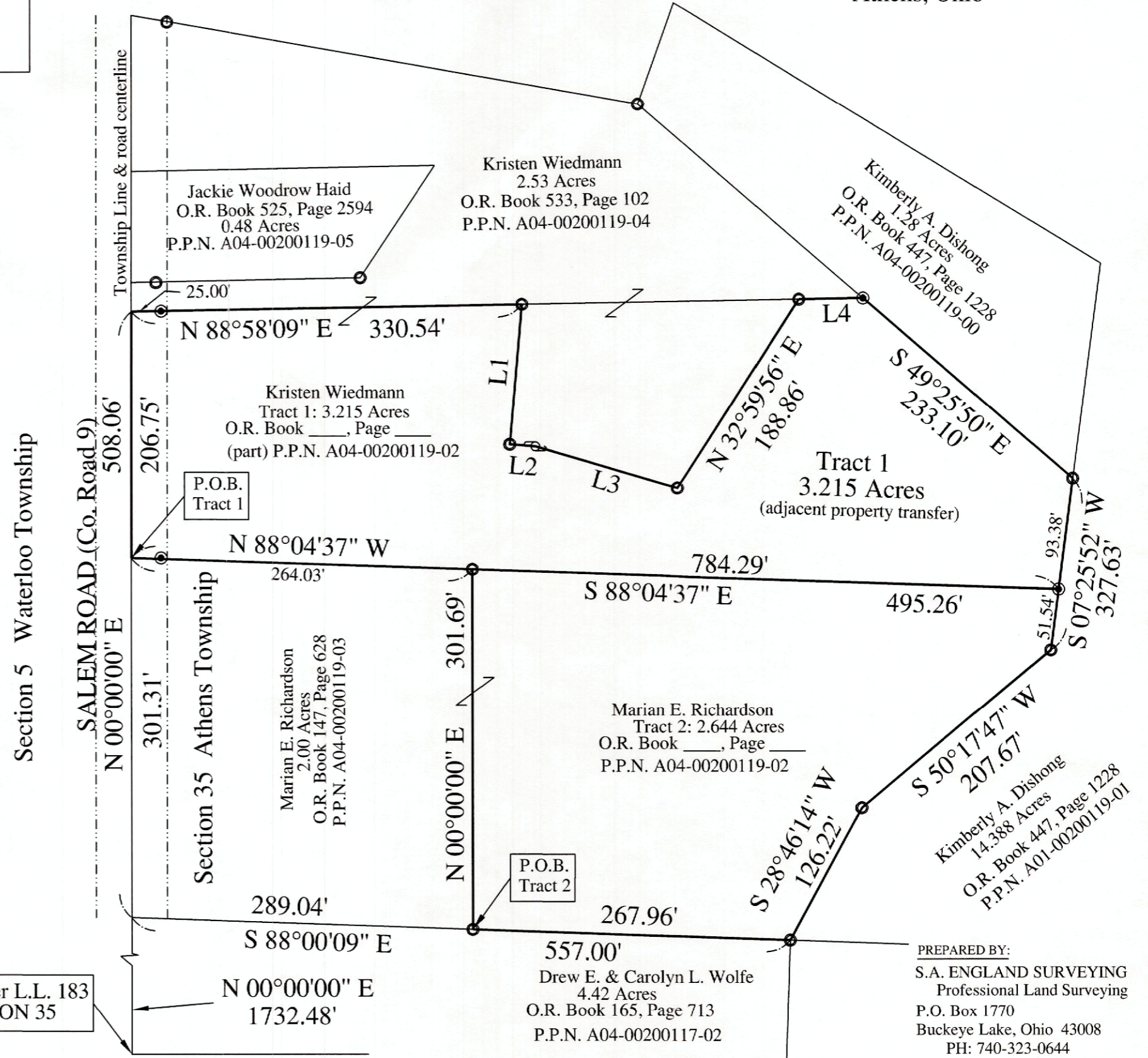


I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Date \_\_\_\_\_  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #S-7452

SW Corner L.L. 183  
& SECTION 35

PREPARED FOR:  
 Kristen Wiedmann  
 Athens, Ohio



PREPARED BY:  
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