

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description 76.219 Acres Part Richard E. Cone II, Trustee Parcel

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 35 in Section 7 & Section 13, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of Parcel One (P.P.N. A01-00100273-00) and all of Parcel Two (P.P.N. A01-00100277-00) conveyed to Richard E. Cone II, Trustee, as recorded in O.R. Book 297, Page 568 and O.R. Book 583, Page 1767, in the Athens County Deed Records, and further described as follows;

Commencing at a stone found marking the Northwest corner of Lease Lot 33 and a parcel conveyed to The State of Ohio, as recorded in O.R. Book 311, Page 2352, also being on the East line of a 31.111 Acre parcel conveyed to Gary E. & Catherine A. Cordingley, as recorded in O.R. Book 378, Page 401, and being the **PRINCIPLE PLACE OF BEGINNING** of the 76.219 Acre parcel herein to be described;

Thence, N 03°48'36" E 191.46 feet with the East line of said parcel conveyed to Cordingley (OR378,Pg.401), to a 5/8" o.d. iron pin found at the Northeast corner thereof;

Thence, N 86°10'02" W 1739.89 feet with the North line of said parcel conveyed to Cordingley (OR378,Pg.401), to a point in the centerline of South Blackburn Road, and passing over a 5/8" o.d. iron pin found at 1723.07 feet;

Thence with the centerline of said South Blackburn Road, with the following ten (10) courses and distances:

- 1) N 07°10'39" E 167.03 feet to a point;
- 2) N 26°00'33" E 15.72 feet to a point;
- 3) N 04°39'11" E 148.21 feet to a point;
- 4) N 02°06'54" E 67.90 feet to a point;
- 5) N 12°51'12" E 54.29 feet to a point;
- 6) N 21°41'58" E 133.92 feet to a point;
- 7) N 21°08'02" E 371.55 feet to a point;
- 8) N 17°45'13" E 108.86 feet to a point;
- 9) N 17°07'07" E 175.50 feet to a point;
- 10) N 11°51'32" E 43.80 feet to a point marking the Southeast corner of a 21.850 Acre parcel conveyed to Lifepoint Pentecostals of Athens, as recorded in O.R. Book 555, Page 2643;

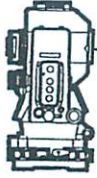
Thence, N 49°14'47" E 207.35 feet leaving South Blackburn Road with said parcel conveyed to Lifepoint Pentecostals of Athens parcel (OR555,Pg.2643), to a 3/4" o.d. iron pipe found at the corner of a parcel conveyed to the City of Athens, as recorded in Volume 361, Page 699, and passing over a 5/8" o.d. iron pin found at 51.16 feet;

Thence with the boundary of said parcel conveyed to the City of Athens (DV361,Pg699), with the following two (2) courses and distances:

- 11) S 73°07'29" E 193.71 feet to a 3/4" o.d. iron pipe found;
- 12) N 16°49'10" E 305.90 feet to a 3/4" o.d. iron pipe found on the South line of said parcel conveyed to Lifepoint Pentecostals of Athens parcel (OR555,Pg.2643) and the South Corporation Line of the City of Athens and Lease Lot 55;

Thence, N 50°00'45" E 1152.24 feet with said parcel conveyed to Lifepoint Pentecostals of Athens parcel (OR555,Pg.2643) and said Corporation Line and Lease Lot Line, to a 5/8" o.d. iron pin found on the North line of Section 7 and Lease Lot 35, the same being the South line of Section 8 and Lease Lot 37, and being the Southwest corner of a parcel conveyed to The State of Ohio, as recorded in O.R. Book 305, Page 1676;

Thence, S 85°56'57" E 462.00 feet with said Section Line and the South line of said parcel conveyed to the State of Ohio (OR305,Pg1676), to an iron pin set on the West Limited Access Right of Way Line of U.S. Route 33 marking Station 30+044.515/99.608m RT, as shown on Plan No. ATH-33-30.980 (19.25), as recorded at the Ohio Department of Transportation District 10 Office in Marietta, Ohio;



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Thence with said West Limited Access Right of Way Line of U.S. Route 33, with the following four (4) courses and distances:

- 13) S 08°12'24" E 264.93 feet to a 1" o.d. iron pipe found capped "ODOT" marking Station 30+121.425/75.000m RT;
- 14) S 19°55'53" W 1157.78 feet to a 1" o.d. iron pipe found capped "ODOT"; marking Station 30+462.322/140.000m RT;
- 15) S 05°49'55" E 891.12 feet to a 1" o.d. iron pipe found capped "ODOT"; marking Station 30+700.000/115.000m RT;
- 16) S 09°26'13" E 401.99 feet to a 1" o.d. iron pipe found capped "ODOT" on the South line of Lease Lot 35, the same being the North line of Lease Lot 33 and said parcel conveyed to the State of Ohio (OR311,Pg2352), and being Station 30+811.680/118.853 RT; marking Station 30+121.425/75.000m RT;

Thence, N 85°55'50" W 183.11 feet leaving said Right of Way with the South line of Lease Lot 35, the same being the North line of Lease Lot 33 and said parcel conveyed to the State of Ohio (OR311,Pg2352), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **76.219 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 North line of Lease Lot 33, as being N 85°55'50" W, 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 was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2022.

Dated 1/19/23
 Job No. 4035-22AT-West33

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

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

JAN 24 2023

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Breanna White
 DATE: 1/19/23



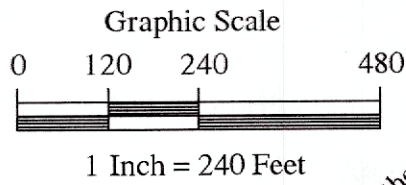
Plat of Survey

Township of Athens, County of Athens, State of Ohio part Lease Lot 35 in
in Section 7 & Section 13, Township 9N, Range 14W, Ohio Company Purchase.

PROPERTY LOCATION:

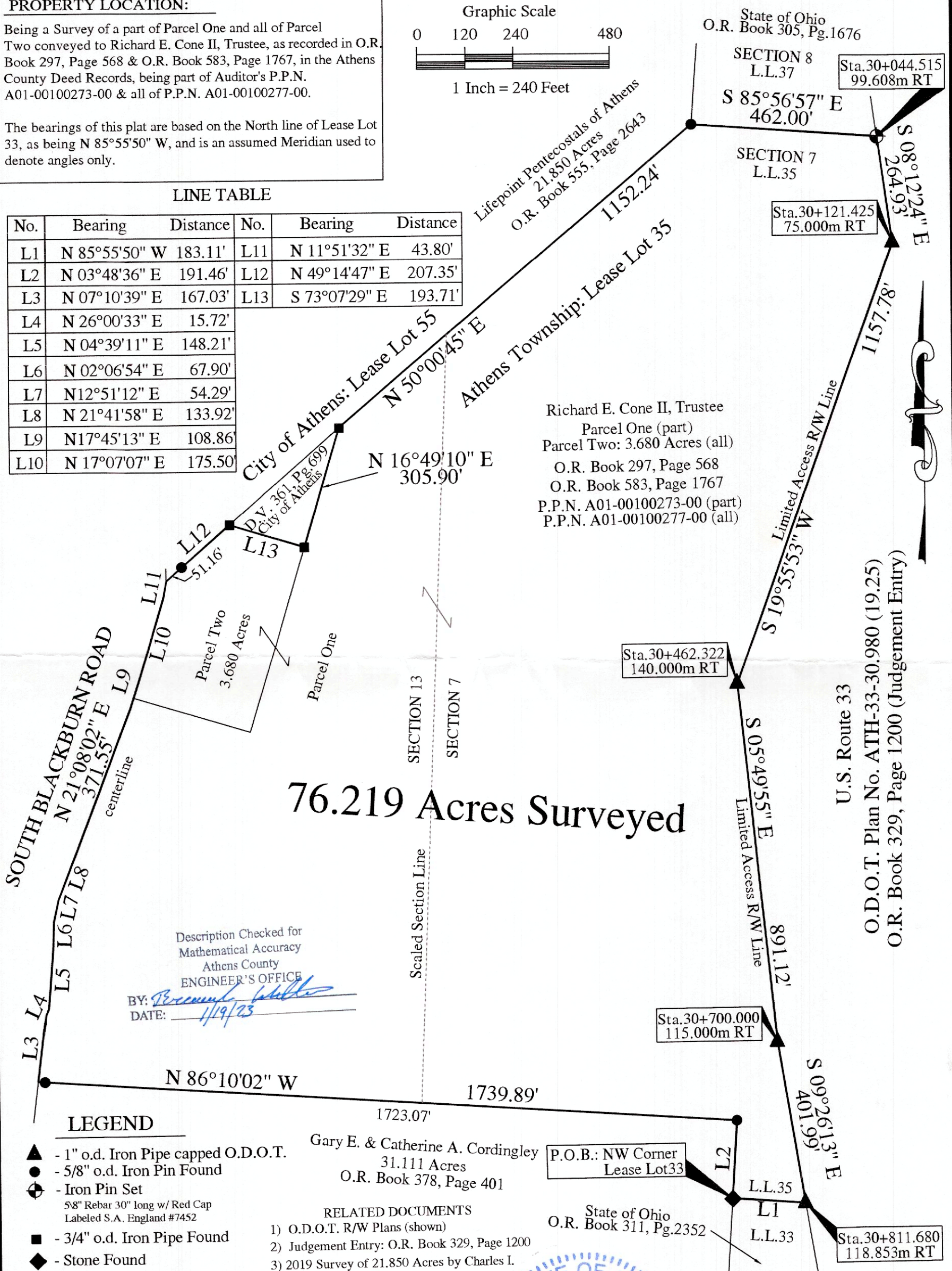
Being a Survey of a part of Parcel One and all of Parcel Two conveyed to Richard E. Cone II, Trustee, as recorded in O.R. Book 297, Page 568 & O.R. Book 583, Page 1767, in the Athens County Deed Records, being part of Auditor's P.P.N. A01-00100273-00 & all of P.P.N. A01-00100277-00.

The bearings of this plat are based on the North line of Lease Lot 33, as being N 85°55'50" W, and is an assumed Meridian used to denote angles only.



LINE TABLE

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 85°55'50" W	183.11'	L11	N 11°51'32" E	43.80'
L2	N 03°48'36" E	191.46'	L12	N 49°14'47" E	207.35'
L3	N 07°10'39" E	167.03'	L13	S 73°07'29" E	193.71'
L4	N 26°00'33" E	15.72'			
L5	N 04°39'11" E	148.21'			
L6	N 02°06'54" E	67.90'			
L7	N 12°51'12" E	54.29'			
L8	N 21°41'58" E	133.92'			
L9	N 17°45'13" E	108.86'			
L10	N 17°07'07" E	175.50'			



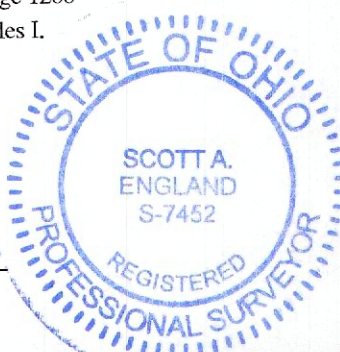
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 1/19/23

LEGEND

- ▲ - 1" o.d. Iron Pipe capped O.D.O.T.
- - 5/8" o.d. Iron Pin Found
- ⊕ - Iron Pin Set
- - 3/4" o.d. Iron Pipe Found
- ◆ - Stone Found

Gary E. & Catherine A. Cordingley
31.111 Acres
O.R. Book 378, Page 401

- RELATED DOCUMENTS**
- 1) O.D.O.T. R/W Plans (shown)
 - 2) Judgement Entry: O.R. Book 329, Page 1200
 - 3) 2019 Survey of 21.850 Acres by Charles I. Newman, P.S. 8043



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

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 1/16/23
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #7452