

S.A. ENGLAND SURVEYING

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



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Legal Description

115.773 Acres

All of John F. Sablyak, II & Karen P. Sablyak Parcel Two & Parcel Three

Situated in the Township of Canaan, County of Athens, State of Ohio, and being a part of Fraction 4 in Section 10, Township 5N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of Parcel Two & Parcel Three conveyed to John F. Sablyak, II & Karen P. Sablyak, as recorded in O.R. Book 464, Page 1754, in the Athens County Deed Records, being all of Auditor's P.P.N. E01-00100074-00, and further described as follows;

Commencing at a 1" o.d. iron pin found on the East line of Section 16 and a 5 Acre parcel conveyed to John F. Sablyak, II & Karen P. Sablyak, as recorded in O.R. Book 464, Page 1754, also being the Northwest corner of Fraction 4, and being the Southwest corner of Fraction 5 and a 1 Acre parcel conveyed to Roger L. Zimmerman, as recorded in O.R. Book 371, Page 253, and being the **PRINCIPLE PLACE OF BEGINNING** of the 115.773 Acre parcel herein to be described;

Thence, **S 86°35'49" E 1581.41 feet** with the North line of Fraction 4, the same being the South line of Fraction 5 and said 1 acre parcel conveyed to Zimmerman (OR371, Pg.253), and extending along the South line of a 48 Acre parcel conveyed to Roger L. Zimmerman, as recorded in O.R. Book 62, Page 573, to a stone found marking the Southeast corner thereof, and being the Southwest corner of a 95.26 Acre parcel conveyed to Harold F. Houska, Trustee, as recorded in O.R. Book 469, Page 189, and passing over a 5/8" o.d. iron pin found at 354.52 feet;

Thence, **S 86°54'24" E 934.44 feet** continuing with the North line of Fraction 4, the same being the South line of Fraction 5 and said 95.26 Acre parcel conveyed to Houska (OR469, Pg189), to an iron pin set on the West line of a 100 Acre parcel conveyed to Harold F. Houska, Trustee, as recorded in O.R. Book 469, Page 189: said iron pin set bears N 86°54'24" W 2897.40 feet from a 1/2" o.d. iron pin found marking the Northeast corner of Fraction 4, also being the Southeast corner of Fraction 5;

Thence with the West line of said 100 Acre parcel conveyed to Houska (OR469, Pg189), with the following three (3) courses and distances:

- 1) **S 08°04'31" W 909.48 feet** to an iron pin set;
- 2) **S 03°04'31" W 433.75 feet** to an iron pin set;
- 3) **N 68°29'10" W 199.69 feet** and extending along the North line of a 20.67 Acre parcel conveyed to Matthew H. Rapposelli, as recorded in O.R. Book 513, Page 741, to an iron pin set;

Thence, **S 20°50'50" W 949.74 feet** with the West line of said parcel conveyed to Rapposelli (OR513, Pg.741), to an iron pin set on the North line of Fraction 12 and a 67.33 Acre parcel conveyed to Robert C. Christy, ETAL, as recorded in O.R. Book 513, Page 743;

Thence, **N 85°54'16" W 1964.35 feet** with the South line of said Fraction 4, the same being the North line of Fraction 12 and said parcel conveyed to Christy, ETAL (OR513, Pg743), to a railroad spike found marking the Southwest corner of Fraction 4, also being the Southeast corner of a 23.37 Acre parcel conveyed to Dennis V. Chapman, Trustee, as recorded in O.R. Book 370, Page 842, being on the East line of Section 16, and being on the West line of Section 10;

Thence, **N 03°06'58" E 582.23 feet** with the East line of Section 16 and said parcel conveyed to Chapman (OR370, Pg.842), the same being the West line of Section 10 and Fraction 4, to a 1/2" o.d. iron pin found marking the Southeast corner of a 16.05 Acre parcel conveyed to Thomas Bartel & Rachel L. Clark, as recorded in O.R. Book 467, Page 1237;

Thence, **N 02°49'57" E 1055.50 feet** with the East line of Section 16 and said parcel conveyed to Bartel & Clark (OR467, Pg.1237), the same being the West line of Section 10 and Fraction 4, to a 1/2" o.d. iron pin found marking the Southeast corner of said 5.00 Acre parcel conveyed to John F. Sablyak, II & Karen P. Sablyak (OR464, Pg1754);



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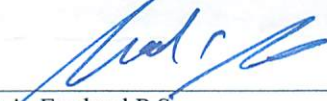
Thence, N 04°16'38" E 517.79 feet with the East line of Section 16 and said 5.00 Acre parcel conveyed to Sablyak (OR464,Pg1754), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **115.773 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the South line of Section 4, as being N 85°54'16" W, 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 March of 2022.

Dated 4/4/22


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


Job No. 3861-22AT



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

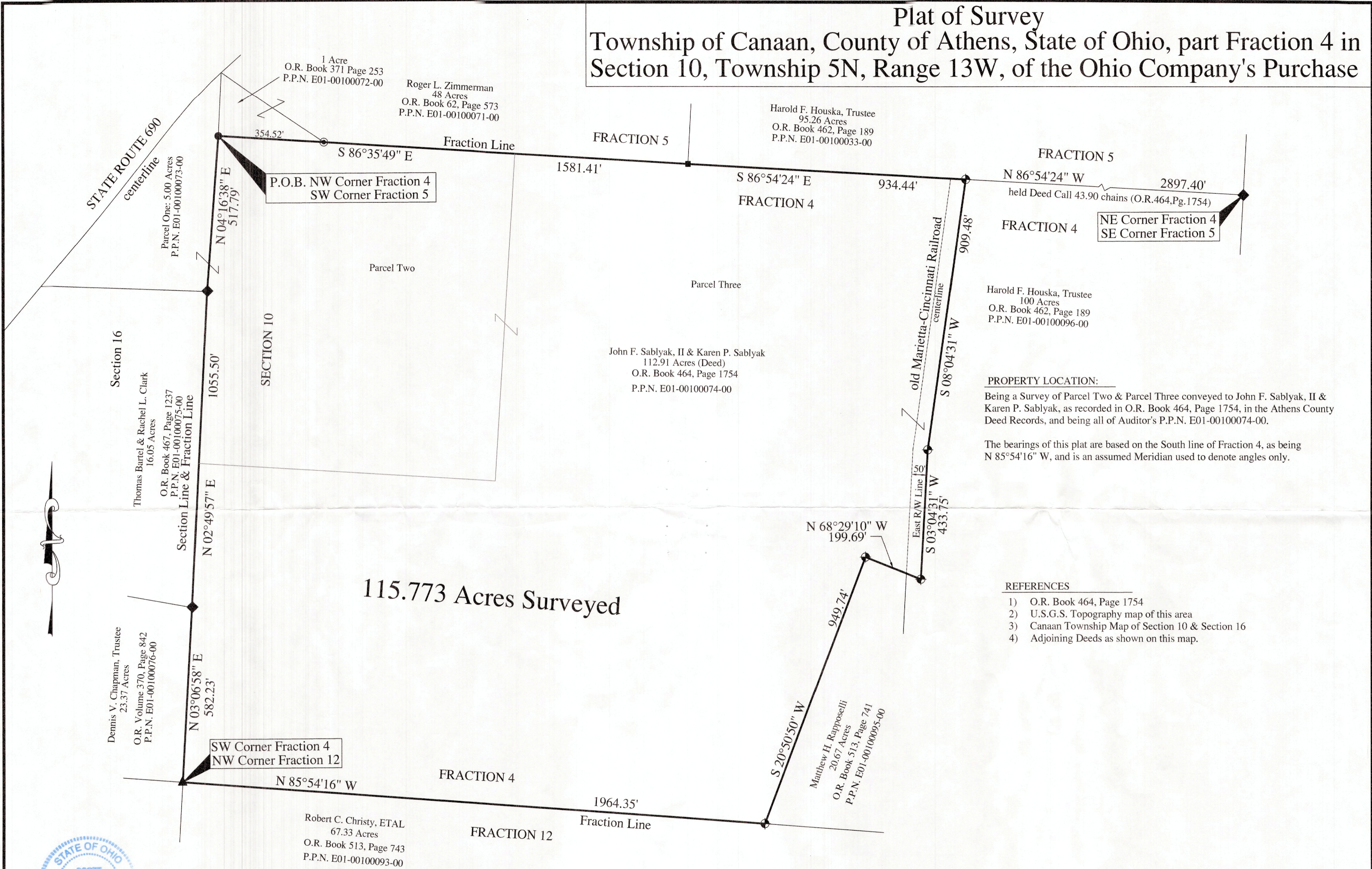
APR 05 2022

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 4/5/22

Plat of Survey

Township of Canaan, County of Athens, State of Ohio, part Fraction 4 in Section 10, Township 5N, Range 13W, of the Ohio Company's Purchase



115.773 Acres Surveyed

PROPERTY LOCATION:
 Being a Survey of Parcel Two & Parcel Three conveyed to John F. Sablyak, II & Karen P. Sablyak, as recorded in O.R. Book 464, Page 1754, in the Athens County Deed Records, and being all of Auditor's P.P.N. E01-00100074-00.

The bearings of this plat are based on the South line of Fraction 4, as being N 85°54'16" W, and is an assumed Meridian used to denote angles only.

- REFERENCES**
- 1) O.R. Book 464, Page 1754
 - 2) U.S.G.S. Topography map of this area
 - 3) Canaan Township Map of Section 10 & Section 16
 - 4) Adjoining Deeds as shown on this map.



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 4/15/22

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

- LEGEND**
- - 5/8" o.d. Iron Pin Found
 - ▲ - Railroad Spike Found
 - ◆ - 1/2" o.d. Iron Pin Found
 - - 1" o.d. Iron Pin Found
 - ⊕ - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
 - - Stone Found w/scribed 'X'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Matthew H. Rapposelli
DATE: 4/15/22

Graphic Scale
0 100 200 400
1 Inch = 200 Feet

PREPARED BY:
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