



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**

**Tract 1: 10.086 Acres**

**Part Paul Parker Clever & Sarah Parker Clever Parcel: O.R. Book 518, Page 1703**

Situated in the Township of Canaan, County of Athens, State of Ohio, and being a part of Section 12, Township 5N, Range 13W, and being more being more particularly described as follows;

Being a Survey of a part of a 19.78 Acre parcel conveyed to Paul Parker Clever & Sarah Parker Clever, as recorded in O.R. Book 518, Page 1703, in the Athens County Deed Records, being part of Auditor's P.P.N. E01-00100060-01, and further described as follows;

Commencing for reference at the Southeast corner of Section 12: Thence N 03°14'35" E 1077.28 feet and N 86°51'19" W 1371.05 feet (per O.R. Book 518, Page 1703), to a point in the centerline of Mush Run Road (Co. Road 34), being the Southeast corner of said 19.78 Acre parcel (OR518,Pg1703), of which this description is a part, also being the Northeast corner of a 0.52 Acre parcel conveyed to Michelle Onail, as recorded in O.R. Book 344, Page 345;

Thence, N 86°43'58" W 1291.33 feet leaving Mush Run Road with the South line of said 19.78 Acre parcel (OR518,Pg1703) of which this description is a part, the same being the North line of said parcel conveyed to Onail and extending along the North line of a parcel conveyed to Kenneth Clever & Elisa Patricia Clever, as recorded in O.R. Book 492, Page 492, to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 10.086 Acre parcel herein to be described, and passing over 5/8" o.d. iron pins found at 20.00 feet and 185.00 feet;

Thence, N 86°43'58" W 416.96 feet continuing with the South line of said 19.78 Acre parcel (OR518,Pg1703) of which this description is a part, the same being the North line of said parcel conveyed to Kenneth & Elisa Clever (OR492,Pg492), to a 5/8" o.d. iron pin found marking the Southeast corner of a parcel conveyed to William R. Cuckler, ETAL Trustee, as recorded in O.R. Book 502, Page 1400;

Thence, N 35°47'42" E 1201.15 feet with the West line of said 19.78 Acre parcel (OR518,Pg1703) of which this description is a part, the same being the East line of said parcel conveyed to Cuckler, ETAL (OR502,Pg1400), to the centerline of said Mush Run Road (Co. Road 34), and passing over a 5/8" o.d. iron pin found at 1183.53 feet;

Thence with the centerline of Mush Run Road, the same being the North line of said 19.78 Acre parcel of which this description is a part (OR518,Pg.1703), with the following three (3) courses and distances:

- 1) S 35°46'15" E 177.13 feet to a point;
- 2) S 38°20'31" E 276.08 feet to a point;
- 3) S 44°24'55" E 95.86 feet to a point;


Thence, S 47°48'48" W 847.75 feet leaving Mush Run Road with a line across said 19.78 Acre parcel (OR518,Pg1703), of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing **10.086 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 O.D.O.T. CORS Network System, Ohio State Plane Coordinate System, South Zone. 2011(NAD83)

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 January of 2022.

Dated 1/12/22

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


Job No. 3814-22AT-Tract1

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

JAN 12 2022

Jill Thompson  
 Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 1/12/22





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### Legal Description

#### Tract 3: 20.000 Acres

#### Part Paul T. Parker Clever & Sarah A. Parker Clever Parcel: O.R. Book 524, Page 1533

Situated in the Township of Canaan, County of Athens, State of Ohio, and being a part of Section 12, Township 5N, Range 13W, and being more being more particularly described as follows;

Being a Survey of a part of a 127 Acre parcel conveyed to Paul T. Parker Clever & Sarah A. Parker Clever, as recorded in O.R. Book 524, Page 1533, in the Athens County Deed Records, being part of Auditor's P.P.N. E01-00100060-00, and further described as follows;

Commencing for reference at the Southeast corner of Section 12: Thence N 03°14'35" E 1077.28 feet and N 86°51'19" W 1371.05 feet (per O.R. Book 518, Page 1703), to a point in the centerline of Mush Run Road (Co. Road 34) marking the Southeast corner of a 19.78 Acre parcel conveyed to Paul Parker Clever & Sarah Parker Clever, as recorded in O.R. Book 518, Page 703), also being on the South line of said 127 Acre parcel (OR524, Pg1533) of which this description is a part, and being the Northeast corner of a 0.52 Acre parcel conveyed to Michelle Onail, as recorded in O.R. Book 344, Page 345;

Thence, N 86°43'58" W 1291.33 feet leaving Mush Run Road with the South line of said 19.78 Acre parcel OR518, Pg1703), the same being the North line of said parcel conveyed to Onail and extending along the North line of a parcel conveyed to Kenneth Clever & Elisa Patricia Clever, as recorded in O.R. Book 492, Page 492, to an iron pin set, and passing over 5/8" o.d. iron pins found at 20.00 feet and 185.00 feet respectively;

Thence, N 47°48'48" E 847.75 feet with a line across said 19.78 Acre parcel (OR518, Pg1703), to a point on the South line of said 127 Acre parcel (OR524, Pg1533), of which this description is a part, being the **PRINCIPLE PLACE OF BEGINNING** of the 20.000 Acre parcel herein to be described, and passing over an iron pin set at 817.75 feet;

Thence with the centerline of Mush Run Road, the same being the South line of said 127 Acre parcel of which this description is a part (OR524, Pg.1533), with the following three (3) courses and distances:

- 1) N 44°24'55" W 95.86 feet to a point;
- 2) N 38°20'31" W 276.08 feet to a point;
- 3) N 35°46'15" W 177.13 feet to a point on the West line thereof, and being on the East line of a parcel conveyed to William R. Cuckler, ETAL Trustee, as recorded in O.R. Book 502, Page 1400;

Thence, N 36°55'34" E 1188.33 feet leaving Mush Run Road with the West line of said 127 Acre parcel (OR524, Pg1533), of which this description is a part, the same being the East line of said parcel conveyed to Cuckler, ETAL, to an iron pin set, and passing over an iron pin set at at 30.00 feet;

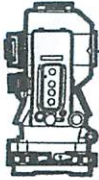
Thence with a line across said 127 Acre parcel of which this description is a part (OR524, Pg.1533), with the following two (2) courses and distances:

- 1) S 53°04'26" E 832.76 feet to an iron pin set;
- 2) S 49°45'14" W 1359.59 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over iron pins set at 659.59 feet and 1329.59 feet;

Said parcel as surveyed contains 20.000 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to and together with a 30 foot wide ingress/egress easement, with the following described centerline:

Commencing at a point in the centerline of Mush Run Road (Co. Road 34) marking the Southeast corner of the above described 20.000 Acre parcel, and being the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT CENTERLINE**, herein to be described;



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Thence, N 49°45'14" E 700.00 feet leaving Mush Run Road with the Southeast boundary of said 20.000 Acre parcel, of which this easement is a part, to an iron pin set, being the **TERMINUS POINT FOR THIS EASEMENT**, and passing over an iron pin set at 30.00 feet;

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

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 January of 2022.

Dated 1/12/22

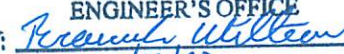
  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3814-22AT-Tract3

Legal Description Pre-Approval  
**APPROVED**  
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 Athens County Conveyance Standards

**JAN 12 2022**

Jill Thompson  
 Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
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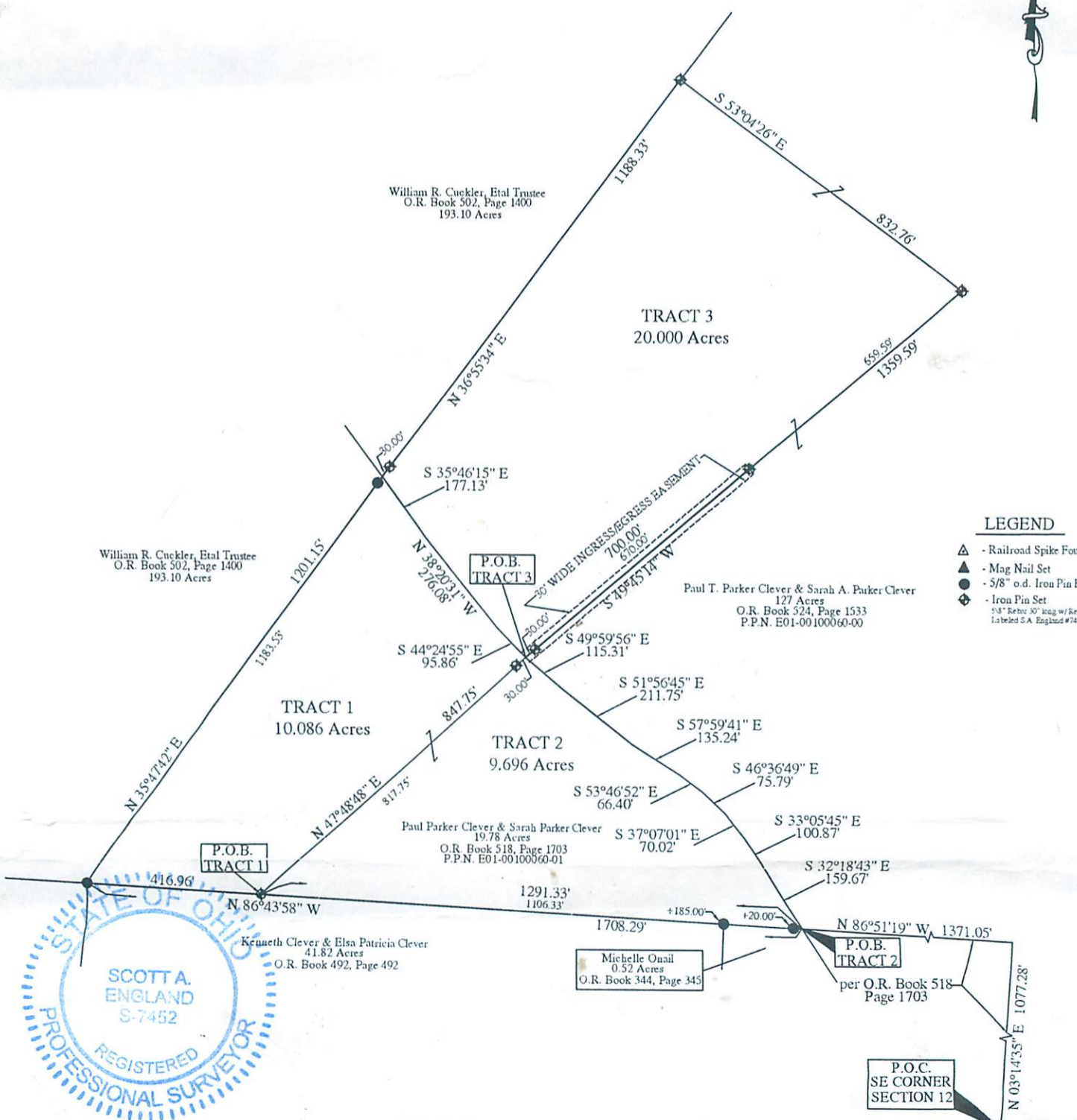


**Plat of Survey**  
 Township of Canaan, County of Athens, State of Ohio,  
 part Section 12, Township 5N, Range 13W.

**PROPERTY LOCATION:**

Being a Survey of a 19.78 Acre parcel conveyed to Paul Parker Clever & Sarah Parker Clever, as recorded in O.R. Book 518, Page 1703, in the Athens County Deed Records, also being all of Auditor's P.P.N. E01-00100060-01, and being a Survey of a part of a 127 Acre parcel conveyed to Paul T. Parker-Clever & Sarah A. Parker-Clever, as recorded in O.R. Book 524, Page 1533, and being part of Auditor's P.P.N. E01-00100060-00.

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

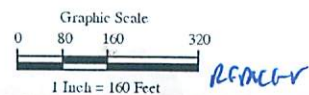


**LEGEND**

- △ - Railroad Spike Found
- ▲ - Mag Nail Set
- - 5/8" o.d. Iron Pin Found
- ◆ - Iron Pin Set
- 5/8" Retr. 30' Inag w/ Red Cap Labeled S.A. England #7452



**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 1/12/22  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #7452

P.O.C. SE CORNER SECTION 12

*RETRACT*

# Plat of Survey

## Township of Canaan, County of Athens, State of Ohio, part Section 12, Township 5N, Range 13W.

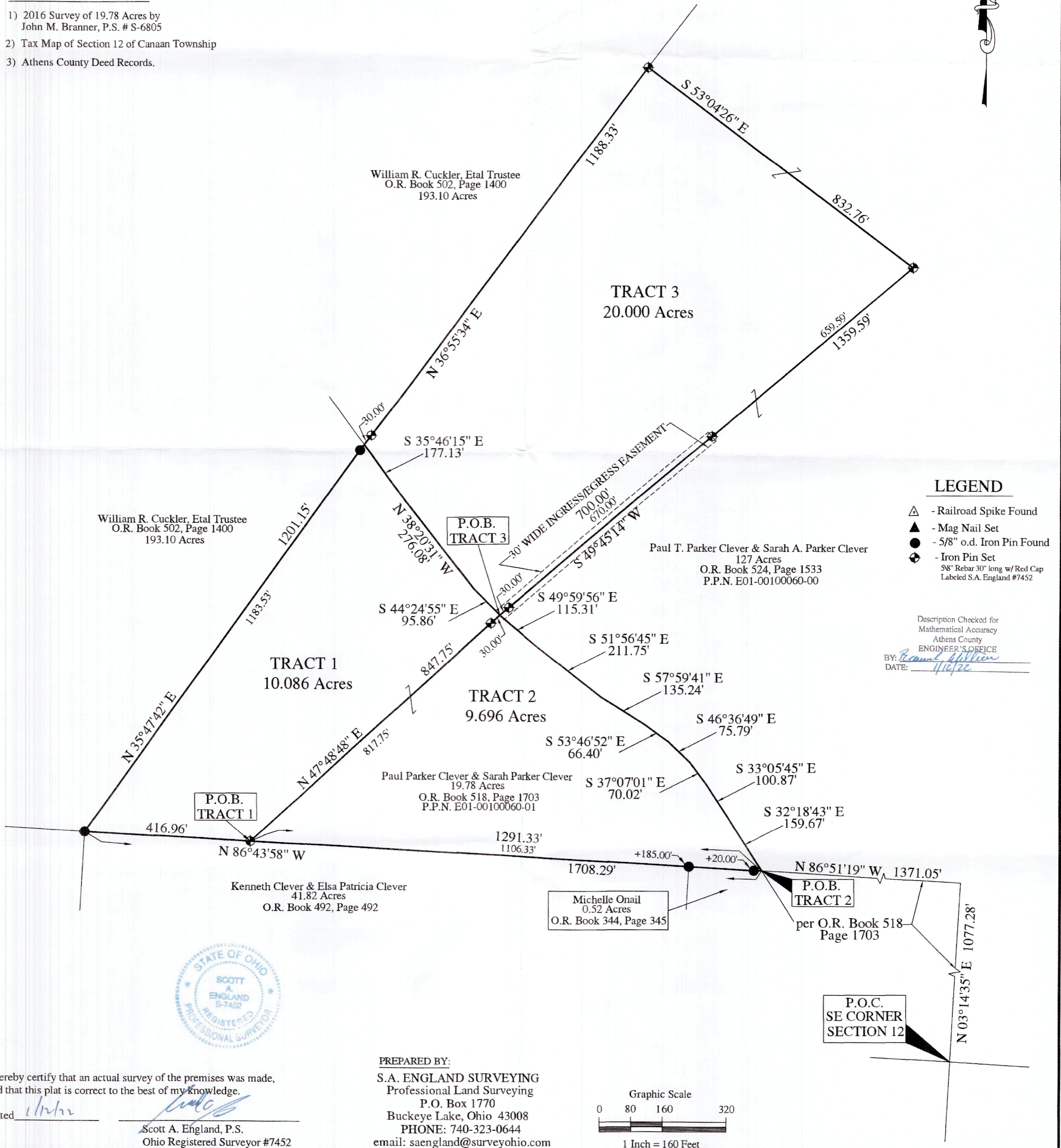
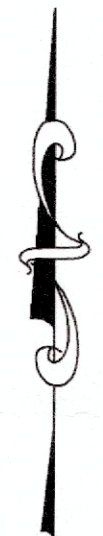
**PROPERTY LOCATION:**

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

**RELATED DOCUMENTS**

- 1) 2016 Survey of 19.78 Acres by John M. Branner, P.S. # S-6805
- 2) Tax Map of Section 12 of Canaan Township
- 3) Athens County Deed Records.



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 *11/12/22*  
\_\_\_\_\_  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452