

S.A. ENGLAND SURVEYING
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Legal Description
Tract 2: 9.696 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, and being the **PRINCIPLE PLACE OF BEGINNING** of the **9.696 Acre** parcel herein to be described;

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, and passing over 5/8" o.d. iron pins found at 20.00 feet and 185.00 feet;

Thence, **N 47°48'48" E 847.75 feet** with a line across said 19.78 Acre parcel (OR518,Pg1703) of which this description is a part, to a point in the centerline of Mush Run Road, and passing over an iron pin set at 817.75 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 eight (8) courses and distances:

- 1) **S 49°59'56" E 115.31 feet** to a point;
- 2) **S 51°56'45" E 211.75 feet** to a point;
- 3) **S 57°59'41" E 135.24 feet** to a point;
- 4) **S 53°46'52" E 66.40 feet** to a point;
- 5) **S 46°36'49" E 75.79 feet** to a point;
- 6) **S 37°07'01" E 70.02 feet** to a point;
- 7) **S 33°05'45" E 100.87 feet** to a point;
- 8) **S 32°18'43" E 159.67 feet** to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains **9.696 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-Tract2

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



Point	Bearing	Distance	Northing	Easting	Elevation
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Database opened by owner: Monday, January 10, 2022 1:38 PM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	86.4355NW	1291.33			
TR	N 86° 43' 55" W	1291.33			
2			5073.61537	3710.77002	
Raw:	47.4848NE	847.75			
TR	N 47° 48' 48" E	847.75			
3			5642.92034	4338.91962	
Raw:	49.5956SE	115.31			
TR	S 49° 59' 56" E	115.31			
4			5568.79879	4427.25076	
Raw:	51.5645SE	211.75			
TR	S 51° 56' 45" E	211.75			
5			5438.27478	4593.98872	
Raw:	57.5941SE	135.24			
TR	S 57° 59' 41" E	135.24			
6			5366.59794	4708.67214	
Raw:	53.4652SE	66.40			
TR	S 53° 46' 52" E	66.40			
7			5327.36406	4762.24137	
Raw:	46.3649SE	75.79			
TR	S 46° 36' 49" E	75.79			
8			5275.30278	4817.32084	
Raw:	37.0701SE	70.02			
TR	S 37° 07' 01" E	70.02			
9			5219.46845	4859.57398	
Raw:	33.0545SE	100.87			
TR	S 33° 05' 45" E	100.87			
10			5134.96375	4914.65313	
Raw:	32.1843SE	159.67			
TR	S 32° 18' 43" E	159.67			
11			5000.01859	5000.00131	
IN	S 4° 01' 35" W	0.02			
1			5000.00000	5000.00000	

Area = 422378.750 Sq Feet or 9.696 Acres more or less

Database saved on Monday, January 10, 2022 at 1:43 PM.

Plat of Survey

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

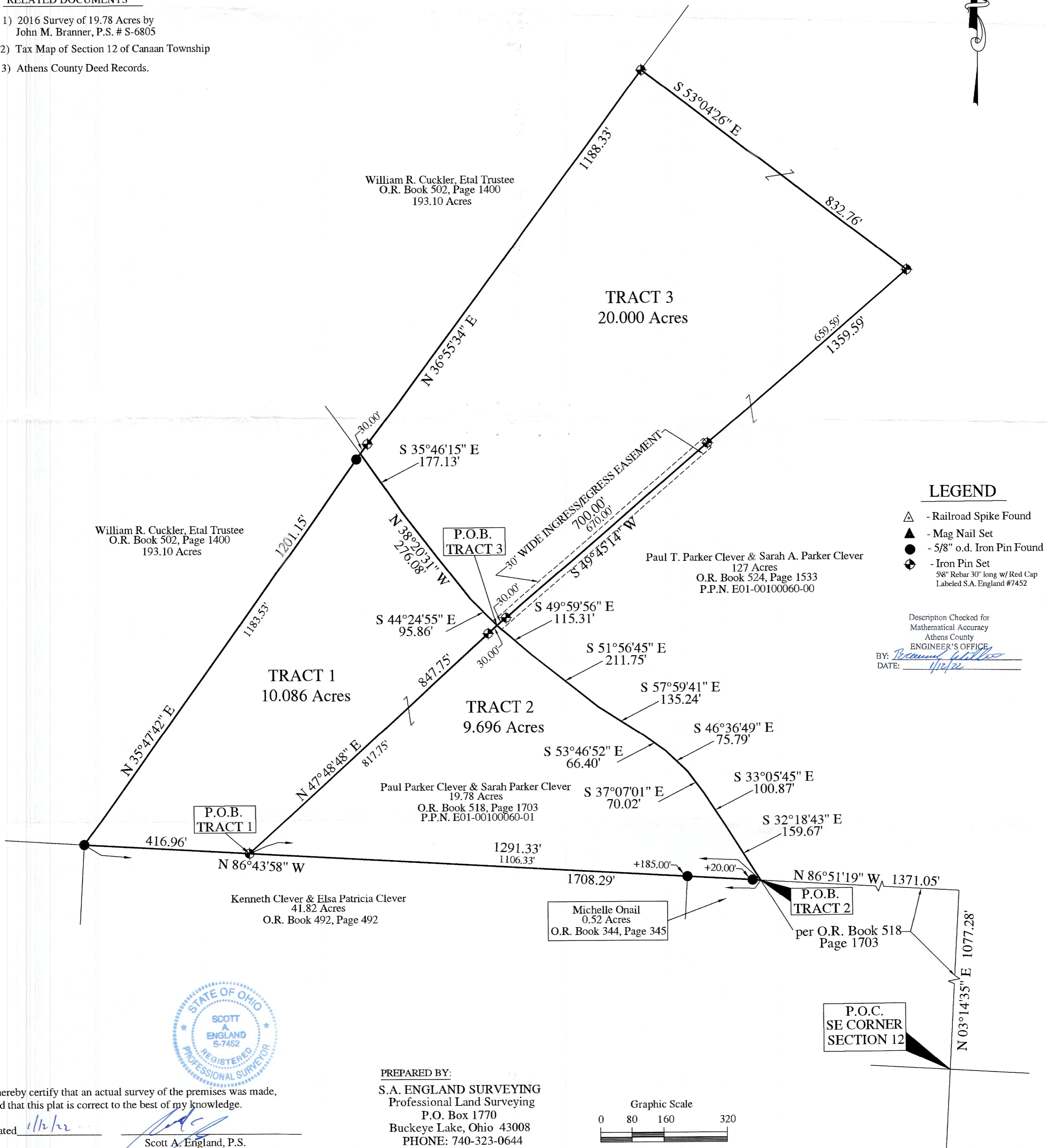
PROPERTY LOCATION:

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).

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.



LEGEND

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert Miller*
DATE: *1/12/22*



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

PREPARED BY:
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