

S.A. ENGLAND SURVEYING

Professional Land Surveying

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Legal Description

0.748 Acres

All of "Fourth Tract" of Erin Maria Stevens, ETAL Parcel: O.R. Book 588, Page 1193

Situated in the Township of Canaan, County of Athens, State of Ohio, and being part of the Northeast Quarter of Section 31, Township 5N, Range 13W, and being more particularly described as follows;

Being a Re-Survey of the "Fourth Tract" conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, in the Athens County Deed Records, also being all of Auditor's P.P.N. E02-00200036-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found at the Southeast corner of the Northeast Quarter of Section 31, also being the East line of a 61.38 Acre parcel conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, and being the Southwest corner of the Northwest Quarter of Section 25 and a 19.18 Acre parcel conveyed to Erin Maria Stevens, ETAL as recorded in O.R. Book 588 Page 1193;

Thence, N 01°44'38" E 1040.90 feet with the East line of the Northeast Quarter of Section 31 and said 61.38 Acre parcel conveyed to Erin Maria Stevens, ETAL also being the West line of the Northwest Quarter of Section 25 and said 19.18 Acre parcel conveyed to Erin Maria Stevens, ETAL, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.748 Acre parcel herein to be described;

Thence with the North line of said 61.38 Acre parcel conveyed to Erin Maria Stevens, ETAL, with the following two (2) courses and distances:

- 1) N 57°09'32" W 282.48 feet to an iron pin set;
- 2) N 01°44'38" E 158.44 feet to a point on a rock ledge on the South line of a 6.665 Acre parcel conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, and passing over an iron pin set at 128.44 feet;

Thence with the edge of said rock ledge with the South line of said 6.665 Acre parcel conveyed to Erin Maria Stevens, ETAL, with the following two (2) courses and distances:

- 1) S 39°46'33" E 75.77 feet to a point;
- 2) S 57°09'32" E 223.82 feet to a point on the East line of the Northeast Quarter of Section 31, also being the West line of the Northwest Quarter of Section 25 and said 19.18 Acre parcel conveyed to Erin Maria Stevens, ETAL;

Thence, S 01°44'38" W 132.00 feet with the East line of the Northeast Quarter of Section 31, also being the West line of the Northwest Quarter of Section 25 and said 19.18 Acre parcel conveyed to Erin Maria Stevens, ETAL, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing **0.748 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD 83)

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 December of 2025.

Dated 12/17/25

Job No. 4646-25AT-0.748Ac

Scott A. England P.S.

Ohio Registered Surveyor #7452

Description Checked for

Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: [Signature]

DATE: 12/18/25



Plat of Survey

Township of Canaan, County of Athens, State of Ohio, part
Northeast Quarter Section 31, Township 5N, Range 13W

RELATED DOCUMENTS

- 1) Archived Tax Maps of this area
- 2) 2010 Survey of 6.665 Acres by Charles T. Newman, P.S. S-8043
- 3) 2018 Survey of 63.192 Acres by John M. Branner, P.S. S-6805

PROPERTY LOCATION:

Being a Re-Survey of the Fourth Tract conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, in the Athens County Deed Records, and being all of Auditor's P.P.N. E02-00200036-00.

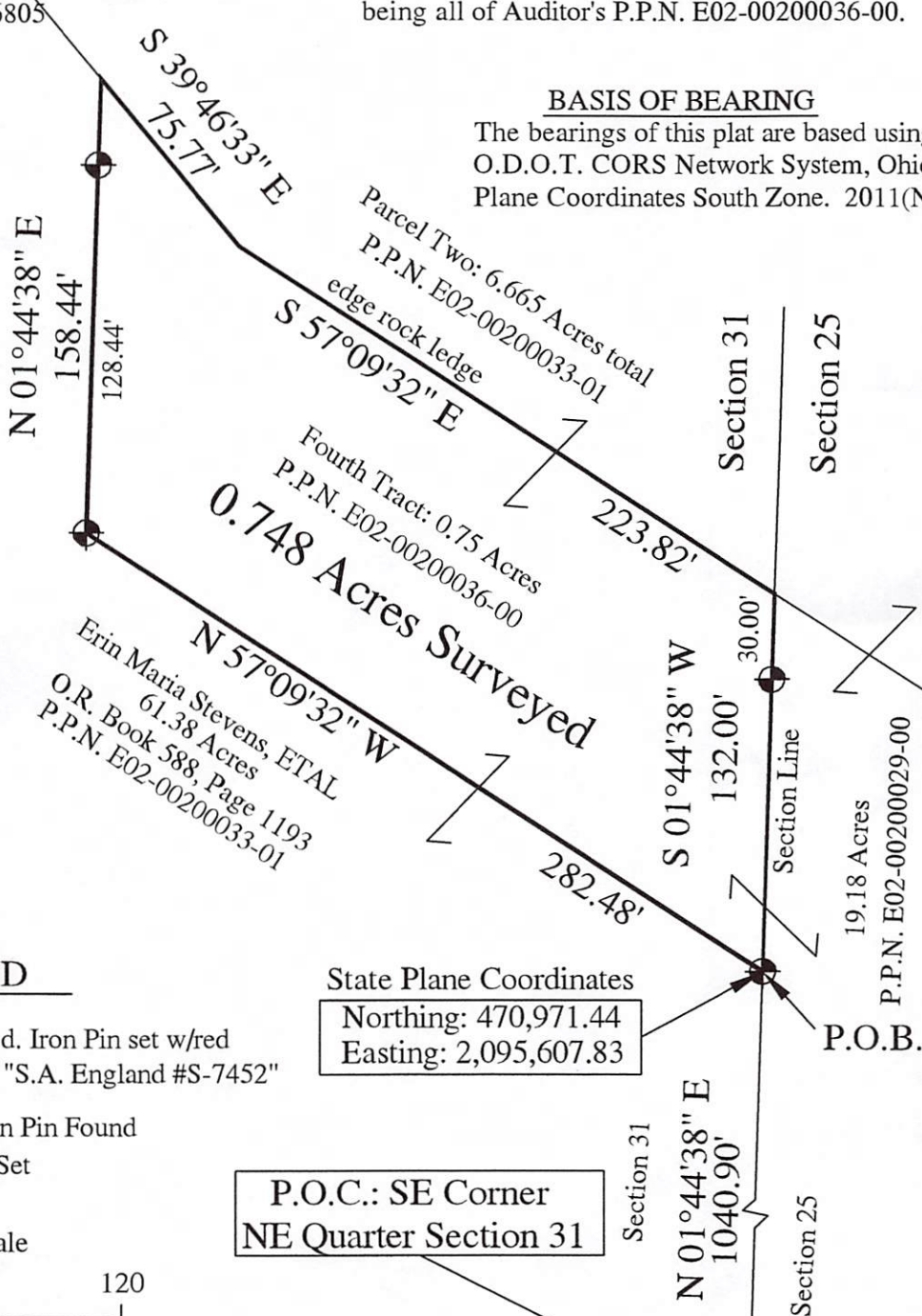
BASIS OF BEARING

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

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

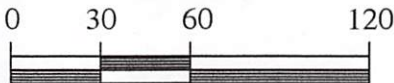
BY: *Joe E. England*
DATE: 12/18/25



LEGEND

- ⊕ - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- - 5/8" o.d. Iron Pin Found
- ◆ - Mag Spike Set

Graphic Scale



1 Inch = 60 Feet



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

12/18/25
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:

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