



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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**Legal Description**  
**3.881 Acres**  
**Part Conrad J. Josten Parcels:**

Situated in the Township of Canaan, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 32, Township 5N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of 3 parcels conveyed to Conrad J. Josten, as recorded in O.R. Book 223, Page 263 (P.P.N. E020020007100), O.R. Book 234, Page 297 (P.P.N. E020020006900), and O.R. Book 329, Page 757 (P.P.N. E020020007000), in the Athens County Deed Records, and further described as follows;

Commencing at a 3/4" o.d. iron pipe on the West line of Section 32 of Canaan Township marking the Northwest corner of a 24.76 Acre parcel conveyed to Shannon Richmond, Trustee, as recorded in O.R. Book 335, Page 2069, also being on the East line of Section 2 of Athens Township and a 96.41 Acre parcel conveyed to Bernard B. & Carol L. Grueser, as recorded in O.R. Book 37, Page 276, and being the **PRINCIPLE PLACE OF BEGINNING** of the **3.881 Acre** parcel herein to be described: said pipe bears North 628.94 feet from the Southwest corner of Section 32 (by Deed);

Thence, **N 00°21'25" E 207.75 feet** with the West line of Section 32 of Canaan Township, the same being the East line of Section 2 of Athens Township and said 96.41 Acre parcel conveyed to Grueser (OR37,Pg.276), to a 1/2" o.d. iron pin found;

Thence with a line across said parcels conveyed to Josten (O.R. 223,Pg.263, O.R.234,Pg.297, & O.R.329,Pg.757), with the following three (3) courses and distances:

- 1) **N 88°09'06" E 508.21 feet** to an iron pin set, and passing over a 5/8" o.d. iron pin found at 199.50 feet;
- 2) **S 27°29'28" E 35.60 feet** to an iron pin set;
- 3) **N 51°57'53" E 154.30 feet** to a mag nail set in the centerline of Angel Ridge Road (Co. Road 98), and passing over an iron pin set at 96.40 feet, and passing over a mag nail set at 124.30 feet;

Thence with the centerline of Angel Ridge Road, with the following three (3) courses and distances:

- 1) **S 31°56'01" E 11.94 feet** to an angle point;
- 2) **S 41°16'50" E 63.02 feet** to an angle point;
- 3) **S 46°37'39" E 292.47 feet** to the Northeast corner of said parcel conveyed to Shannon Richmond, Trustee (OR335,Pg2069);

Thence, **S 88°09'06" W 908.18 feet** leaving Angel Ridge Road with the North line of said parcel conveyed to Shannon Richmond, Trustee (OR335,Pg2069), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 50.00, and containing **3.881 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The acreage in the above described parcel is broken down as follows:

- 0.064 Acres in P.P.N. E020020006900
- 0.044 Acres in P.P.N. E020020007000
- 3.751 Acres in P.P.N. E020020007100
- 3.881 Acres Total

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

JAN 26 2021

Jill Thompson  
 Athens County Auditor

The bearings of the above description are based on the South line of a 2.90 Acre parcel conveyed to Bernard B. Grueser, as recorded in O.R. Book 16, Page 252, in the Athens County Deed Records, as being S 84°30'00" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 January of 2021.

Dated 1/26/21

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

Job No. 3570-21AT3.881Ac

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 1/26/21



**PROPERTY LOCATION:**

Being a Survey of 3 Parcels conveyed to Conrad J. Josten, as recorded in O.R. Book 223, Page 263, O.R. Book 234, Page 297, and O.R. Book 329, Page 757, in the Athens County Deed Records.

**BASIS OF BEARING**

The bearings of this plat are based on the South of 2.90 Acres conveyed to Bernard B. Grueser (O.R.16,Pg.252), as being, S 84°30'00" E, and is an assumed Meridian used to denote angles only.

# Plat of Survey

Township of Canaan, County of Athens, State of Ohio, part Southwest Quarter Section 32, Township 5N, Range 13W, of the Ohio Company's Purchase

**ACREAGE BREAKDOWN**

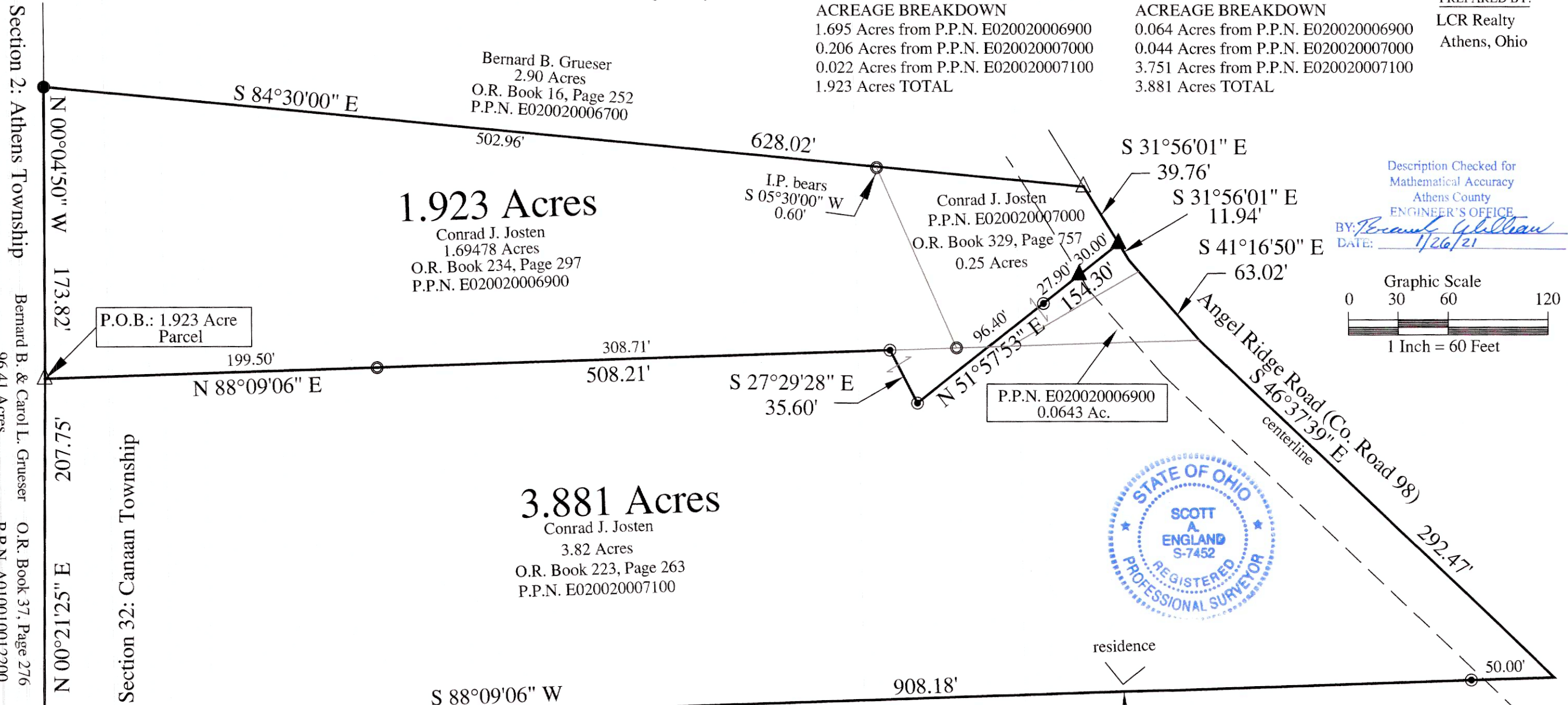
1.695 Acres from P.P.N. E020020006900  
0.206 Acres from P.P.N. E020020007000  
0.022 Acres from P.P.N. E020020007100  
1.923 Acres TOTAL

**ACREAGE BREAKDOWN**

0.064 Acres from P.P.N. E020020006900  
0.044 Acres from P.P.N. E020020007000  
3.751 Acres from P.P.N. E020020007100  
3.881 Acres TOTAL

**PREPARED BY:**

LCR Realty  
Athens, Ohio



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perceval Williams*  
DATE: 1/26/21

Graphic Scale  
0 30 60 120  
1 Inch = 60 Feet



**LEGEND**

- - 3/4" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found
- ⊙ - 5/8" o.d.x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452"
- ▲ - Mag Nail Set
- △ - 1/2" o.d. Iron Pin Found

Shannon Richmond, Trustee  
24.76 Acres  
O.R. Book 335, Page 2069  
E020020007400

**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.

1/26/21 Date  
*Scott A. England*  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

Section 2: Athens Township  
Bernard B. & Carol L. Grueser  
96.41 Acres  
O.R. Book 37, Page 276  
P.P.N. A010010012200

Section 32: Canaan Township

P.O.B. 3.881 Acre Parcel:  
bears North 628.94 feet  
from SW Corner Section 32  
(by O.R. 329, Page 757)