



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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
0.790 Acres

Situated in the Village of Chauncey, Township of Dover, State of Ohio, and being a part of Section 20, Township 10N, Range 14W, and being more being more particularly described as follows;

Being a Re-Survey of Parcel 1 conveyed to Jessica N. Roshon, Trustee of The Amanda Forsyth Special Needs Trust, as recorded in O.R. Book 595, Page 986, in the Athens County Deed Records, also being all of Auditor's P.P.N. G02-00300035-00, and further described as follows;

Commencing for reference at a 1" o.d. iron pin found marking the Southwest corner of Lot 218 of Sarah E. Birge's Second Addition, as recorded in Plat Envelope 241B, also being the intersection of the North Right of Way Line of Jacob's Avenue (50' Wide R/W) and a 16' Wide Alley;

Thence, N 86°17'20" W 16.00 feet with a line across said alley, to an iron pin set marking the Southeast corner of a parcel conveyed to Linda Forsyth, and being the PRINCIPLE PLACE OF BEGINNING, of the 0.790 Acre parcel herein to be described;

Thence, S 03°33'32" W 170.61 feet with the West line of said alley, to an iron pin set marking the Northeast corner of a parcel conveyed to Terry L. & Kimberly Glenn, as recorded in O.R. Book 146, Page 230;

Thence, N 88°24'03" W 205.55 feet leaving said alley with the North line of said parcel conveyed to Glenn, to a 1" o.d. iron pin found on the East Right of Way Line of Converse Street (State Route 13);

Thence, N 08°38'20" E 178.85 feet with the East Right of Way Line of Converse Street, to a 1" o.d. iron pin found marking the Southwest corner of said parcel conveyed to Forsyth;


Thence, S 86°17'20" E 189.59 feet with the South line of said parcel conveyed to Forsyth, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.790 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 the East Right of Way line of Converse Street (State Route 13), as being N 08°38'20" E, and is an assumed Meridian used to denote angles only.

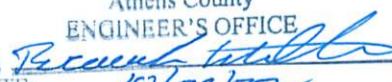
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2022.

Dated 10/20/22


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

Job No. 4018-22AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 10/20/22



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

OCT 20 2022

Jill Thompson
 Athens County Auditor

Plat of Survey

Village of Chauncey, Township of Dover, County of Athens
State of Ohio, Section 20, Township 10N, Range 14W

PROPERTY LOCATION:

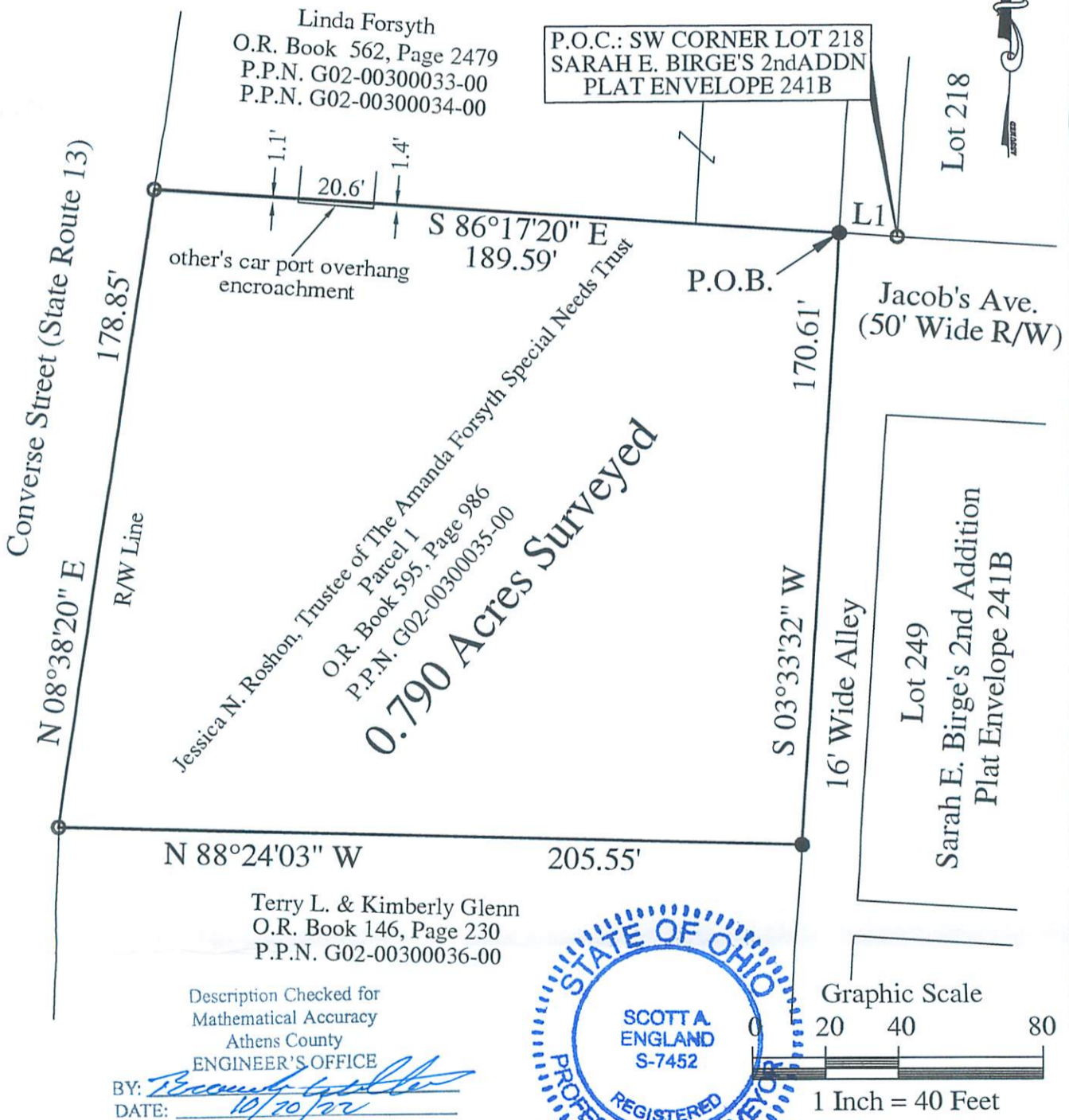
Being a Re-Survey of Parcel 1 conveyed to Jessica N Roshon, Trustee of The Amanda Forsyth Special Needs Trust, as recorded in O.R. Book 595, Page 986, in the Athens County Deed Records, and being all of Auditor's P.P.N. G02-00300035-00.

BASIS OF BEARING

The bearings of this plat are based on the East West Right of Way Line of Converse Street, as being N 08°38'20" E, and is an assumed Meridian used to denote angles only.

LEGEND

- - 1" o.d. Iron Pin Found
- L1 - N 86°17'20" W 16.00'
- - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"



Linda Forsyth
O.R. Book 562, Page 2479
P.P.N. G02-00300033-00
P.P.N. G02-00300034-00

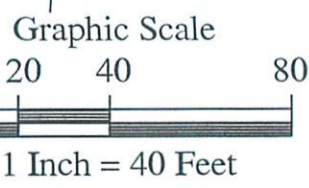
P.O.C.: SW CORNER LOT 218
SARAH E. BIRGE'S 2nd ADDN
PLAT ENVELOPE 241B

Jessica N. Roshon, Trustee of The Amanda Forsyth Special Needs Trust
Parcel 1
O.R. Book 595, Page 986
P.P.N. G02-00300035-00
0.790 Acres Surveyed

Terry L. & Kimberly Glenn
O.R. Book 146, Page 230
P.P.N. G02-00300036-00

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *10/20/22*



I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date *10/20/22*
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.SURVEYOHIO.COM