

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

5.395 Acres

All of Garnette Kay Lipps & Gale Lipps Parcels: O.R. Book 548, Page 1791

Situated in the Township of Troy, County of Athens, State of Ohio, and being part of Fraction 18 & Fraction 30 in Section 21, Township 5N, Range 11W, of the Ohio River Survey, and being more particularly described as follows;

Being a **Re-Survey of a 5.44 Acre parcel** conveyed to Garnett Kay Lipps & Gale Lipps, as recorded in O.R; Book 548, Page 1791, in the Athens County Deed Records, also being all of Auditor's P.P.N. L02-0040000100, and further described as follows;

Commencing at a point marking the Northwest corner of Fraction 36 also being the Northeast corner of Fraction 30, and being on the South line of Fraction 18;

Thence, S 88°34'14" E 687.79 feet with the North line of Fraction 36, also being the South line of Fraction 18, to a point in the centerline of the Hocking River;

Thence with the centerline of the Hocking River, with following four (4) courses and distances:

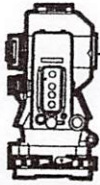
- 1) N 14°31'36" W 166.63 feet to a point;
- 2) N 35°11'01" W 129.36 feet to a point;
- 3) N 66°41'18" W 241.10 feet to a point;
- 4) N 69°12'22" W 270.18 feet to a point on the South line of a 55.05 Acre parcel conveyed to Donald W. Simmons, as recorded in O.R. Book 494, Page 425, and being the **PRINCIPLE PLACE OF BEGINNING** of the **5.395 Acre** parcel herein to be described;

Thence, S 52°39'40" W 721.06 feet leaving The Hocking River with the West line of an 8.71 Acre parcel conveyed to Garnette Kay Lipps & Gale Lipps, as recorded in O.R. Book 543, Page 661, to an iron pin set on the East Right of Way Line of State Route 144. as shown on Plan No. ATH-144-2.65 of O.D.O.T. Right of Way Plans, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, and passing over an iron pin set at 121.17 feet;

Thence with the East Right of Way Line of State Route 144, with the following three (3) courses and distances:

- 1) N 54°02'10" W 17.50 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 80+60.00/50' Right;
- 2) N 36°41'50" W 248.09 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 83+00/50' Right;
- 3) N 40°01'25" W 91.17 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 83+91.17/50' Right at the Southwest corner of a parcel conveyed to The State of Ohio as recorded in O.R Book 396, Page 750;

Thence, N 44°12'35" E 461.56 feet leaving State Route 144 with said parcel conveyed to The State of Ohio, to a point in the centerline of The Hocking River, passing over ¾" o.d. iron pipes found at 31.99 feet and 121.02 feet, and passing over a 5/8" o.d. iron pin found capped "Triplet" at 240.03 feet;



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Thence with the centerline of The Hocking River, with the following two (2) courses and distances:

- 1) S 70°21'30" E 321.48 feet to a point;
- 2) S 69°12'22" E 181.55 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **5.395 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Floodway of The Hocking River.

Subject to Easements and Right of Way for State Route 144, as shown on Plan No. ATH-144-2.65 of O.D.O.T. Right of Way Plans, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio,


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)

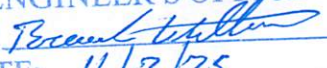
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in August of 2025.

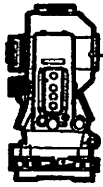
Dated 10/21/25

Job No. 4573-25AT-5.395Ac


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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/3/25





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Legal Description

23.225 Acres

All of Garnette Kay Lipps & Gale Lipps Parcels: O.R. Book 543, Page 1661

Situated in the Township of Troy, County of Athens, State of Ohio, and being part of Fraction 18, Fraction 30 & Fraction 36 in Section 21, Township 5N, Range 11W, of the Ohio River Survey, and being more particularly described as follows;

Being a Survey of 3 Parcels conveyed to Garnett Kay Lipps & Gale Lipps, as recorded in O.R; Book 543, Page 1661, in the Athens County Deed Records, also being all of Auditor's P.P.N. L02-0040000200, P.P.N. L02-0040000300 and P.P.N. L02-0040000400, and further described as follows;

Commencing at a point marking the Northwest corner of Fraction 36 also being the Northeast corner of Fraction 30, and being on the South line of Fraction 18;

Thence, S 88°34'14" E 687.79 feet with the North line of Fraction 36, also being the South line of Fraction 18, to a point in the centerline of the Hocking River at the Northwest corner of a 7.402 Acre, also being the Northwest corner of a 77.402 Acre parcel conveyed to Paul I. Richardson, ETAL, as recorded in O.R. Book 528, Page 178, and being the **PRINCIPLE PLACE OF BEGINNING** of the 23.225 Acre parcel herein to be described;

Thence with the centerline of The Hocking River, with the following four (4) courses and distances:

- 1) S 18°06'00" E 123.06 feet to a point;
- 2) S 02°44'43" E 426.58 feet to a point;
- 3) S 05°34'00" W 194.67 feet to a point;
- 4) S 03°56'07" E 192.09 feet to a point;

Thence, S 78°41'36" W 279.01 feet leaving The Hocking River with the North line of a 14.70 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 24, Page 751, to a 1" o.d. iron pipe found capped "Zande" on the East Right of Way Line of State Route 144 at Station 66+85.65/52.34' Right, as shown on Plan No. ATH-144-2.65 of O.D.O.T. Right of Way Plans, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, and passing over an iron pin set at 179.01 feet;

Thence with the East Right of Way Line of State Route 144, with the following six (6) courses and distances:

- 1) N 48°03'00" W 199.31 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 68+50.00/50' Right;
- 2) N 35°41'15" W 461.74 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 73+10.00/100' Right;
- 3) N 43°16'19" W 358.04 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 76+50.00/130' Right;
- 4) N 56°56'51" W 181.06 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 78+50.00/90' Right;
- 5) N 28°31'37" W 81.63 feet to a 1" o.d. iron pipe found capped "Zande" marking Station 79+40.00/100' Right;
- 6) N 54°02'10" W 110.22 feet to an iron pin set marking the Southeast corner of a 5.44 Acre parcel conveyed to Garnette Kay Lipps & Gale Lipps, as recorded in O.R. Book 548, Page 1791;

Thence, N 52°39'40" E 721.06 feet with the East line of said 5.44 Acre parcel conveyed to Lipps, to a point in the Hocking River, also being on the South line of a 55.05 Acre parcel conveyed to Donald W. Simmons, as recorded in O.R. Book 494, Page 425, and passing over an iron pin set at 600.00 feet;



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Thence with the centerline of The Hocking River, with the following four (4) courses and distances:

- 1) S 69°12'22" E 270.18 feet to a point;
- 2) S 66°41'18" E 241.10 feet to a point;
- 3) S 35°11'01" E 129.36 feet to a point;
- 4) S 14°31'36" E 166.63 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **23.225 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Floodway of The Hocking River.

Subject to Easements and Right of Way for State Route 144, as shown on Plan No. ATH-144-2.65 of O.D.O.T. Right of Way Plans, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio,


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 August of 2025.

Dated 11/3/25

Job No. 4573-25AT-23.225Ac


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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bruce H. Hittler
DATE: 11/3/25



Plat of Survey

Township of Troy, County of Athens, State of Ohio, part Fraction 18, Fraction 30,
Fraction 36, Section 21, Township 5N, Range 11W, Ohio River Survey

PROPERTY LOCATION:

Being a Re-Survey of a 5.44 Acre parcel conveyed to
Garnette Kay Lipps & Gale Lipps, as recorded in O.R.
Book 548, Page 1791, being all of Auditor's P.P.N.
L020040000100, and being a Survey to combine 3 parcels
conveyed to Garnette Kay Lipps & Gale Lipps, as recorded
in O.R. Book 543, Page 1661, and being all of Auditor's
P.P.N. L020040000200, P.P.N. L020040000300, &
P.P.N. L020040000400.

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)

RELATED DOCUMENTS

- 2016 Survey of 7.402 Acres by Russell W.
Claus, P.S. 8534
- O.D.O.T. R/W Plans for State Route 144
Plan No. ATH-144-2.65, on file at O.D.O.T.
District 10 Office, Marietta, Ohio.

Donald W. Simmons
55.05 Acres
O.R. Book 494, Page 425

P.O.B.
5.395 Acre Parcel

5.395 Acres Surveyed**

Garnette Kay Lipps & Gale Lipps
5.44 Acres
O.R. Book 548, Page 1791
P.P.N. L020040000100

23.225 Acres Surveyed**

****Subject to the Floodway of the Hocking River**

State Plane Coordinates
Northing: 446,228.47
Easting: 2,170,450.37

P.O.B.
23.225 Acre Parcel

Fraction 18
S 88°34'14" E

P.O.C.: NW Corner Fraction 36
NE Corner Fraction 30

Garnette Kay Lipps & Gale Lipps
0.93 Acres
O.R. Book 543, Page 1661
P.P.N. L020040000400

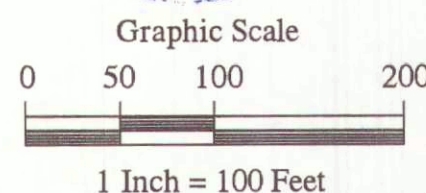
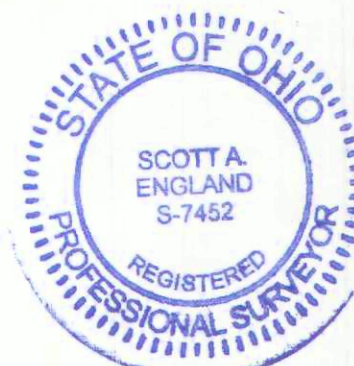
Garnette Kay Lipps & Gale Lipps
9.29 Acres
O.R. Book 543, Page 1661
P.P.N. L020040000300

Paul I. Richardson, ETAL
7.402 Acres
O.R. Book 528, Page 178

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/3/25

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 capped "Triplet"
- - 3/4" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found capped "Biedenbach"
- ⊙ - 1" o.d. Iron Pipe Found capped "Zande"



PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 803
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.

Date

10/31/25
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452