



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



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### Legal Description Tract C: 5.012 Acres

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 17, Township 10N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 5.59 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 536, Page 2378, in the Athens County Deed Records, also being part of P.P.N. G01-00100753-02), and further described as follows;

Commencing at the Southwest corner of Section 18, the same being the Northwest corner of Section 17;

Thence, S 86°34'20" E 1242.46 feet (per O.R. Book 495, Page 2213) with the North line of Section 17, to a mag nail set in the centerline of Truetown Road (Co. Road 93), also being on the West line of an 11.22 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 495, Page 2213;

Thence, S 14°49'28" W 159.48 feet with the centerline of Truetown Road, the same being the West line of said parcel conveyed to Kevin & Rhonda Six (O.R.495,Pg.2213), to an angle point;

Thence leaving Truetown Road with a line across said parcel conveyed to Kevin & Rhonda Six (O.R.495,Pg.2213), with the following three (3) courses and distances:

- 1) S 69°55'56" E 275.88 feet to an iron pin set, and passing over an iron pin set at 32.14 feet;
- 2) N 45°26'16" E 138.60 feet to an iron pin set and passing over an iron pin set at 68.55 feet;
- 3) S 70°45'37" E 248.32 feet to an iron pin set on the West line of said 5.59 Acre parcel conveyed to Six (O.R.536,Pg.2378) of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING**, of the **5.012 Acre parcel** herein to be described;

Thence, S 70°45'37" E 145.73 feet with a line across said 5.59 Acre parcel conveyed to Six (O.R.536,Pg.2378), of which this description is a part, to an iron pin set on the East line thereof, and being on the West line of a 9.42 Acre parcel conveyed to Rural Action, Inc., as recorded in O.R. Book 555, Page 738;

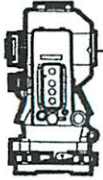
Thence, S 03°45'19" W 631.90 feet with the East line of said 5.59 Acre parcel conveyed to Kevin & Rhonda Six (O.R. 536,Pg.2378), the same being the West line of said parcel conveyed to Rural Action (O.R.555,Pg.738), to a point in Sunday Creek, also being the North line of a parcel conveyed to Arthur Herbert Boudinot & Sandy Boudinot, as recorded in O.R. Book 160, Page 562, and passing over an iron pin set at 581.90 feet;

Thence with the South line of said 5.59 Acre parcel conveyed to Kevin & Rhonda Six (O.R. 536,Pg.2378) of which this description is a part, the same being the North line of said parcel conveyed to Boudinot (O.R.160, Pg.562), with the following three (3) courses and distances:

- 4) S 57°50'00" W 106.69 feet to an angle point in Sunday Creek;
- 5) S 37°21'40" W 218.01 feet to a point on the West line of said 5.59 Acre parcel conveyed to Six (O.R.536,Pg.2378), also being the East line of said 11.22 Acre parcel conveyed to Six (O.R.495,Pg.2213);

Thence leaving Sunday Creek with the East line of said parcel conveyed Six (O.R.495,Pg.2213), the same being the West line of said 5.59 Acre parcel conveyed to Six (O.R.536,Pg.2378), of which this description is a part, with the following three (3) courses and distances:

- 6) N 28°22'48" W 207.23 feet to a 5/8" o.d. iron pin found, and passing over an iron pin set at 50.00 feet;
- 7) N 06°11'00" E 483.76 feet to a 5/8" o.d. iron pin found;
- 8) N 35°09'17" E 300.11 feet to the **PRINCIPLE PLACE OF BEGINNING**.



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Said parcel as surveyed contains **5.012 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 North line of Section 17, as being S 86°34'20" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red 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 February of 2020.

Dated 3/3/20

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

Job No. 3374-20AT-TractC

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

MAR 12 2020

Jill Thompson  
Athens County Auditor



# Plat of Survey

Township of Dover, County of Athens, State of Ohio, part Northwest Quarter Section 17 & part Southwest Quarter Section 18, Township 10N, Range 14W.

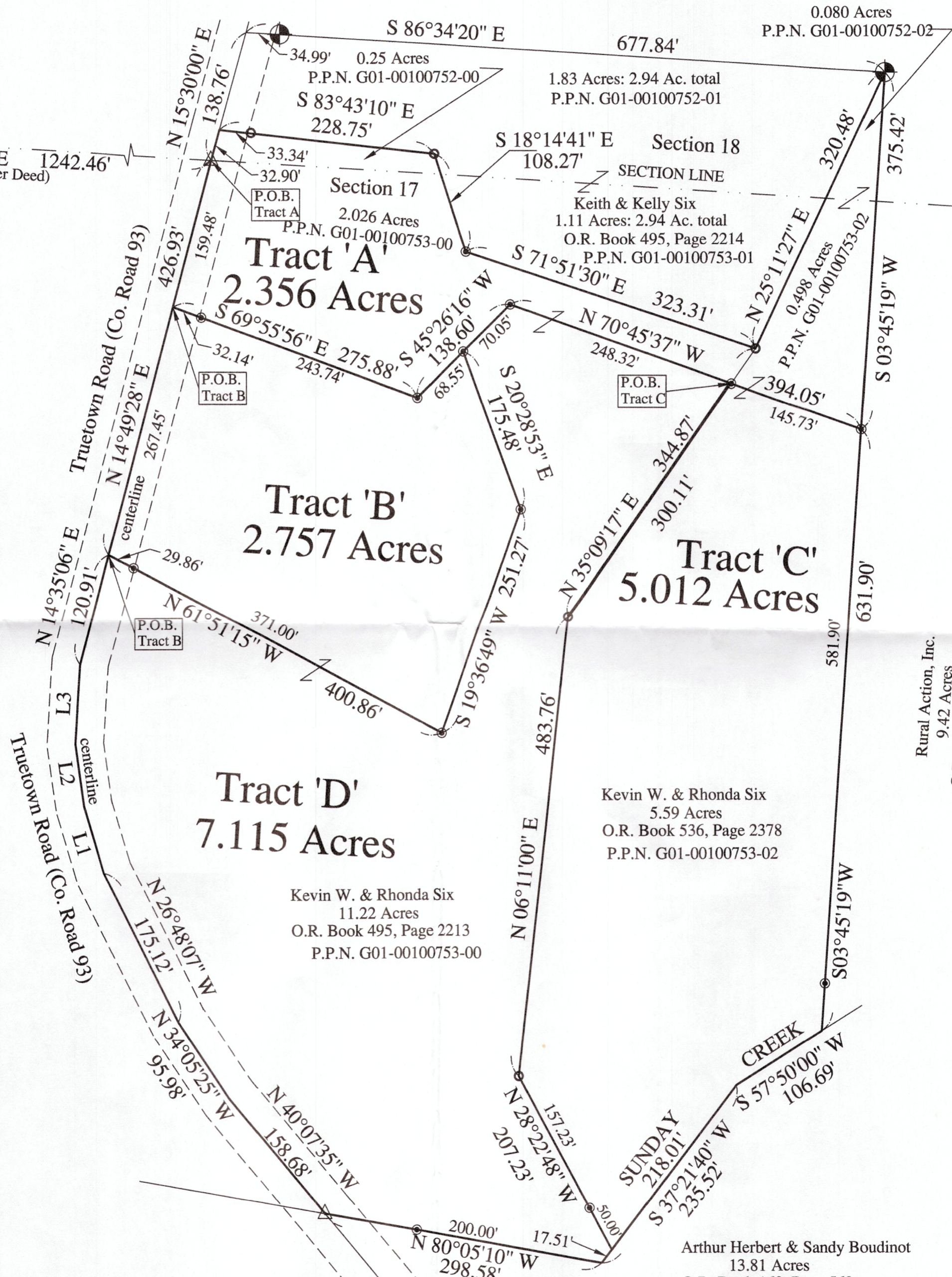
**PROPERTY LOCATION:**

Being a Survey of a part of an 11.22 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 495, Page 2213 (P.P.N. G01-00100753-00)(all of P.P.N. G01-00100752-00) and part of a 5.59 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 536, Page 2378 (all of P.P.N. G01-00100752-02 & part P.P.N. G01-00100753-02). All Deed references are recorded in the Athens County Recorder's Office, Athens, Ohio.

**BASIS OF BEARING**

The bearings of this plat are based on the North line of Section 17, as being S 86°34'20" E, and is an assumed Meridian used to denote angles only.

P.O.C.: SW CORNER SECTION 18 & NW CORNER SECTION 17



**LINE TABLE**

- L1 - N 16°49'45" W  
72.09'
- L2 - N 08°11'59" W  
65.74'
- L3 - N 03°34'05" E  
83.80'

**LEGEND**

- △ - Mag Nail Set
- ⊙ - 5/8" x 30" long reinforcing bars w/ red cap stamped "S.A. England #S-7452"
- - 5/8" o.d. Iron Pin Found
- ⊖ - Iron Rail Found



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *William J. Wilson*  
DATE: 3/3/20

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.

Date: 2/28/20  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

**GRAPHIC SCALE**

