

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description 72.257 Acres

#### All of Hubert L. Cooksey Parcels: O.R. Volume 528, Page 1119

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of Section 1, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of 3 parcels conveyed to Hubert L. Cooksey, as recorded in O.R. Volume 528, Page 1119, in the Athens County Deed Records, and further described as follows;

Commencing at a hex bolt found marking the Southwest corner of Section 1;

Thence, N 02°43'05" W 1056.18 feet with the West line of Section 1, to a mag nail set in the centerline of Bean Hollow Road (Co. Road 26), marking the Southeast corner of a parcel conveyed to Richard G. Kraince, as recorded in O.R. Volume 49, Page 253, being the **PRINCIPLE PLACE OF BEGINNING** of the 72.257 Acre parcel herein to be described, and passing over 5/8" o.d. iron pins found at 127.07 feet, 785.15 feet, and 1006.19 feet respectively;

Thence, N 02°29'24" W 833.16 feet continuing with the West line of Section 1, the same being the East line of said parcel conveyed to Kraince (OR49,Pg.253), to an iron pin set, on the South line of a 308.28 Acre parcel conveyed to Sugar Creek Coal & Mining Company, as recorded in O.R. Volume 94, Page 227, and passing over an iron pin set at 50.00 feet;

Thence with the South line of said parcel conveyed to Sugar Creek Coal & Mining Company (OR94,Pg.227), with the following three (3) courses and distances:

- 1) N 58°31'30" E 867.90 feet to an iron pin set;
- 2) N 87°55'47" E 1574.25 feet to an iron pin set;
- 3) S 45°50'23" E 384.12 feet to an iron pin set marking the Northwest corner of a parcel conveyed to Jack Dean Riley, as recorded in O.R. Volume 86, Page 6;

Thence with the West line of said parcel conveyed to Riley (OR86,Pg.6), with the following two (2) courses and distances:

- 1) S 00°49'07" E 630.00 feet to an iron pin set
- 2) S 51°35'04" E 219.63 feet to the centerline of Bean Hollow Road, passing over a 1" o.d. iron pipe found at 121.80 feet, and passing over an iron pin set at 189.00 feet;

Thence, S 38°23'49" W 59.34 feet with the centerline of Bean Hollow Road, to the Southeast corner of a 1.77 Acre parcel conveyed to Carolyn Carsey, as recorded in O.R. Volume 53, Page 781;

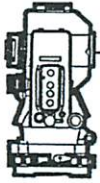
Thence leaving Bean Hollow Road with the boundary of said parcel conveyed to Carsey (OR53,Pg.781), with the following six (6) courses and distances:

- 1) N 28°17'14" W 110.47 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 51°59'44" W 50.46 feet to an iron pin set;
- 3) S 56°13'36" W 152.09 feet to an iron pin set;
- 4) S 69°28'21" W 149.95 feet to an iron pin set;
- 5) S 41°49'41" W 132.57 feet to an iron pin set;
- 6) S 00°29'30" W 74.39 feet to an iron pin set on the North line of a parcel conveyed to Katherine S. Neal, as recorded in O.R. Volume 541, Page 948;

Thence, S 87°58'53" W 1031.53 feet with the North line of said parcel conveyed to Neal (OR541,Pg.948), to an iron pin set marking the Northeast corner of a parcel conveyed to Joel K. Rosenberger, as recorded in Deed Volume 365, Page 306;

Thence, S 68°53'10" W 903.54 feet with the North line of said parcel conveyed to Rosenberger, to an iron pin set marking the Southeast corner of a parcel conveyed to Robert L. Sawyers, as recorded in O.R. Volume 489, Page 213;

Thence, N 28°05'13" W 413.16 feet with the East line of said parcel conveyed to Sawyers (OR489,Pg.213), and Extending along the East line of a parcel conveyed to Susan Fulton Shepard, as recorded in O.R. Volume 299, Page 478, to an iron pin set;



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, S 63°21'50" W 198.00 feet with the North line of said parcel conveyed to Shepard, to a mag nail set in the centerline of Bean Hollow Road, and passing over an iron pin set at 168.00 feet;


Thence, N 29°06'18" W 7.26 feet with the centerline of Bean Hollow Road, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **72.257 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the West line of Section 1, as being N 02°43'05" W, 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.

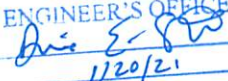
Dated 1/20/21

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

Job No. 3565-21AT

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

**JAN 20 2021**

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 1/20/21



Jill Thompson  
 Athens County Auditor

# Plat of Survey

Township of Dover, County of Athens, State of Ohio, and being part of Section 1, Township 10N, Range 14W, of the Ohio Company's Purchase.

Sugar Creek Coal & Mining Company  
Deed Book 94, Page 227  
308.28 Acres  
G01001001500

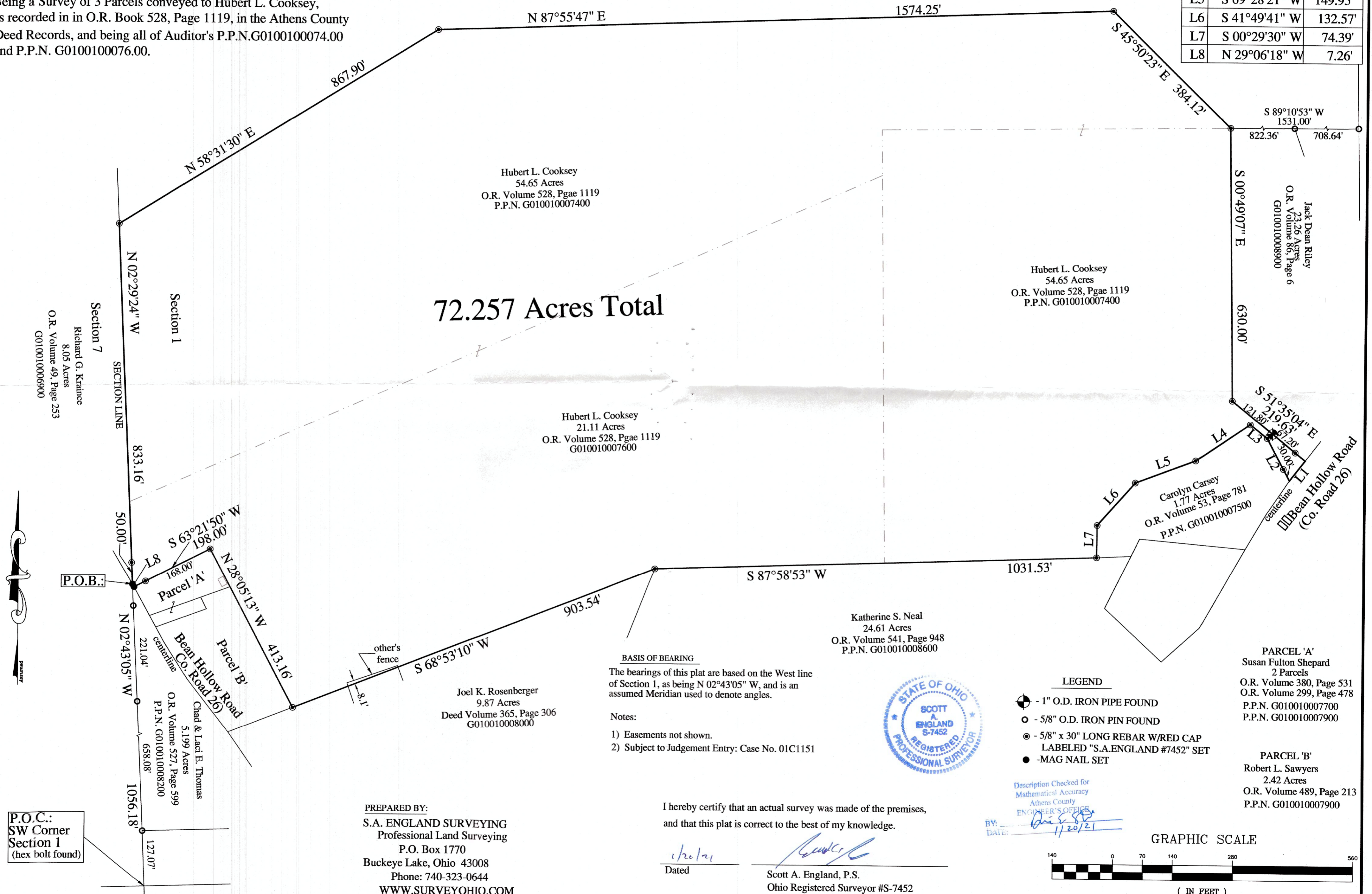
PREPARED FOR:  
Hubert Cooksey

### LINE TABLE

No.	Bearing	Distance
L1	S 38°25'52" W	59.62'
L2	N 28°17'14" W	110.47'
L3	N 51°59'44" W	50.46'
L4	S 56°13'36" W	152.09'
L5	S 69°28'21" W	149.95'
L6	S 41°49'41" W	132.57'
L7	S 00°29'30" W	74.39'
L8	N 29°06'18" W	7.26'

### PROPERTY LOCATION

Being a Survey of 3 Parcels conveyed to Hubert L. Cooksey, as recorded in in O.R. Book 528, Page 1119, in the Athens County Deed Records, and being all of Auditor's P.P.N. G0100100074.00 and P.P.N. G0100100076.00.



72.257 Acres Total

### BASIS OF BEARING

The bearings of this plat are based on the West line of Section 1, as being N 02°43'05" W, and is an assumed Meridian used to denote angles.

### Notes:

- Easements not shown.
- Subject to Judgement Entry: Case No. 01C1151



### LEGEND

- 1" O.D. IRON PIPE FOUND
- 5/8" O.D. IRON PIN FOUND
- 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET
- MAG NAIL SET

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Scott A. England*  
DATE: 11/20/21

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

Dated: *11/20/21*  
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

### GRAPHIC SCALE



( IN FEET )  
1 inch = 140 ft.

P.O.C.:  
SW Corner  
Section 1  
(hex bolt found)