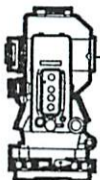


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David E. Stone
DATE: 10/23/19



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
3.903 Acres
All of Angela A. Alvis Parcel: O.R. Book 554, Page 2628

Situated in the Township of Dover, County of Athens, State of Ohio, and being part of Section 3, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a 5 Acre parcel (per Deed) conveyed to Angela A. Alvis, as recorded in O.R. Book 554, Page 2628, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-00100146-00, and further described as follows;

Commencing at the Northwest corner of Section 3;

Thence, S 06°44'30" W 198.00 feet with the West line of Section 3, to an angle point;

Thence, S 33°45'00" E 115.77 feet to a point in the centerline of McDougal Road (Co. Road 28);

Thence, S 30°27'00" E 378.00 feet with the centerline of McDougal Road, to an angle point;

Thence, S 51°00'53" E 181.50 feet continuing with the centerline of McDougal Road, to the Southeast corner of a parcel conveyed to Steven F. Diffenderfer, as recorded in O.R. Book 483, Page 1008, and being the **PRINCIPLE PLACE OF BEGINNING** of the 3.903 Acre parcel herein to be described;

Thence, N 38°06'51" E 814.26 feet leaving McDougal Road with the East line of said parcel conveyed to Diffenderfer (O.R.483,Pg.1008), to an iron pin set on the West line of a parcel conveyed to Matt Dombroskas, as recorded in O.R. Book 515, Page 1936;

Thence, S 13°01'53" W 1030.26 feet with the West line of said parcel conveyed to Dombroskas (O.R.515,Pg.1936), following an existing fence line, to the centerline of said McDougal Road;

Thence, N 30°29'00" W 319.90 feet with the centerline of McDougal Road, to an angle point: said angle point bears N 23°56'00" E 139.83 feet and 35.14 feet from ¼" o.d. iron pipes found respectively;

Thence, N 51°00'53" W 138.93 feet continuing with the centerline of McDougal Road, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 3.903 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 West line of Section 3, as being S 06°44'30" W, 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 is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2019.

Dated 10/18/19

Job No. 3322-19AT

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards
Scott A. England
Scott A. England P.S.
Ohio Registered Surveyor #7452

OCT 24 2019

Jill Thompson
Athens County Auditor



Plat of Survey

Township of Dover, County of Athens, State of Ohio, and being part Section 3, Township 10N, Range 14W, Ohio Company's Purchase

PREPARED FOR:

A.C.S. Title & Closing Services
Athens, Ohio

PROPERTY LOCATION:

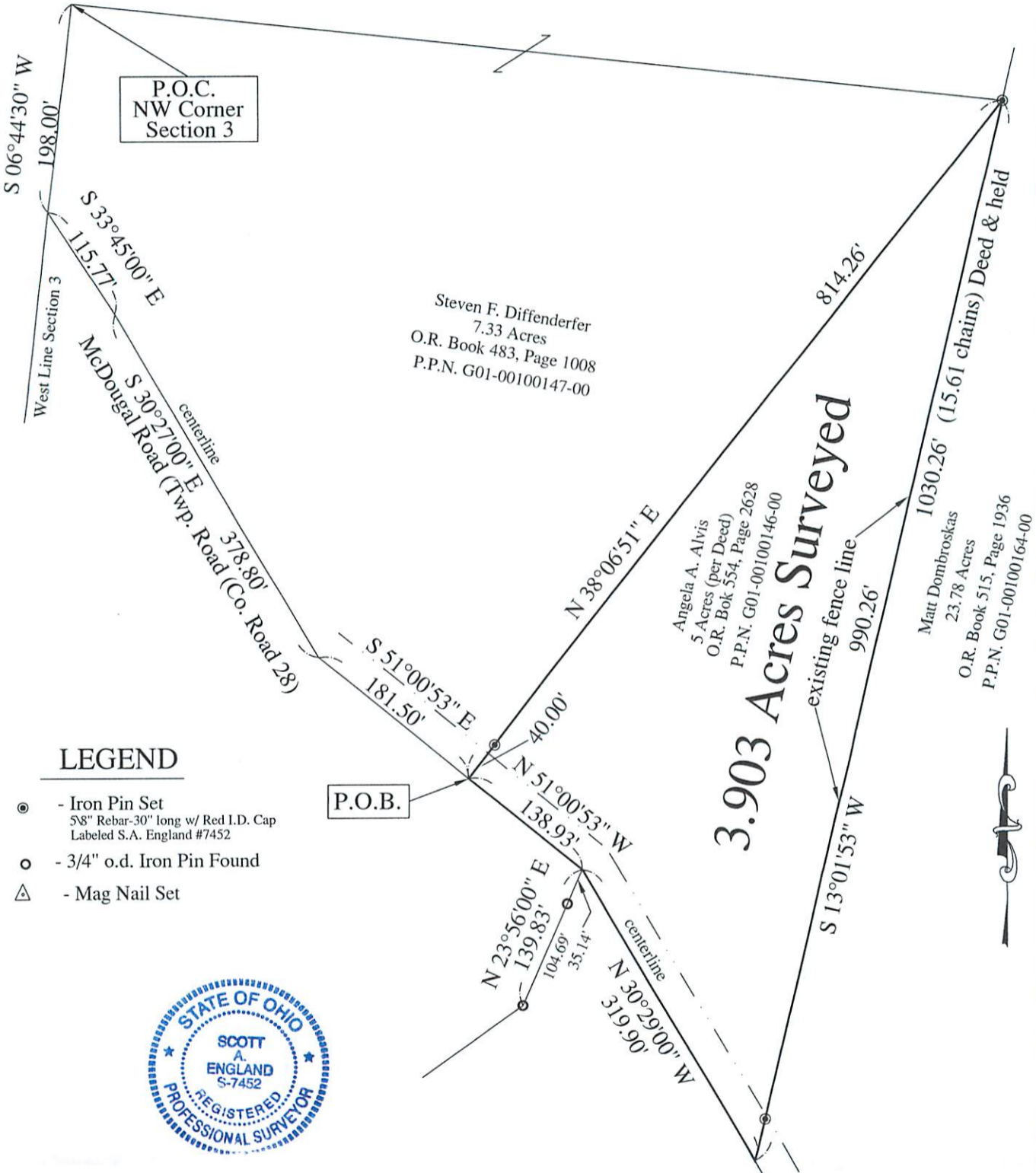
Being a Survey of a 5 Acre parcel (per Deed) conveyed to Angela A. Alvis, as recorded in O.R. Book 554, Page 2628, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-00100146-00.

BASIS OF BEARING

Bearings of this plat are based on the West line of Lease Lot 7, as being S 06°44'30" W, and is an assumed Meridian used to denote angles only.

Reference is made to a 5.390 Acre survey by Howard D. Whaley, P.S. 4986, June 16, 1975.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David E. Stoen
DATE: 10/23/19



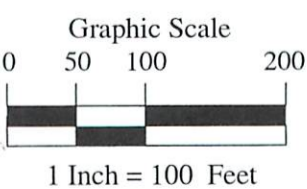
LEGEND

- - Iron Pin Set
5/8" Rebar-30" long w/ Red I.D. Cap
Labeled S.A. England #7452
- - 3/4" o.d. Iron Pin Found
- △ - Mag Nail Set



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 10/18/19
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

Plat of Survey

Township of Dover, County of Athens, State of Ohio, and being part Section 3, Township 10N, Range 14W, Ohio Company's Purchase

PREPARED FOR:

A.C.S. Title & Closing Services
Athens, Ohio

PROPERTY LOCATION:

Being a Survey of a 5 Acre parcel (per Deed) conveyed to Angela A. Alvis, as recorded in O.R. Book 554, Page 2628, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-00100146-00.

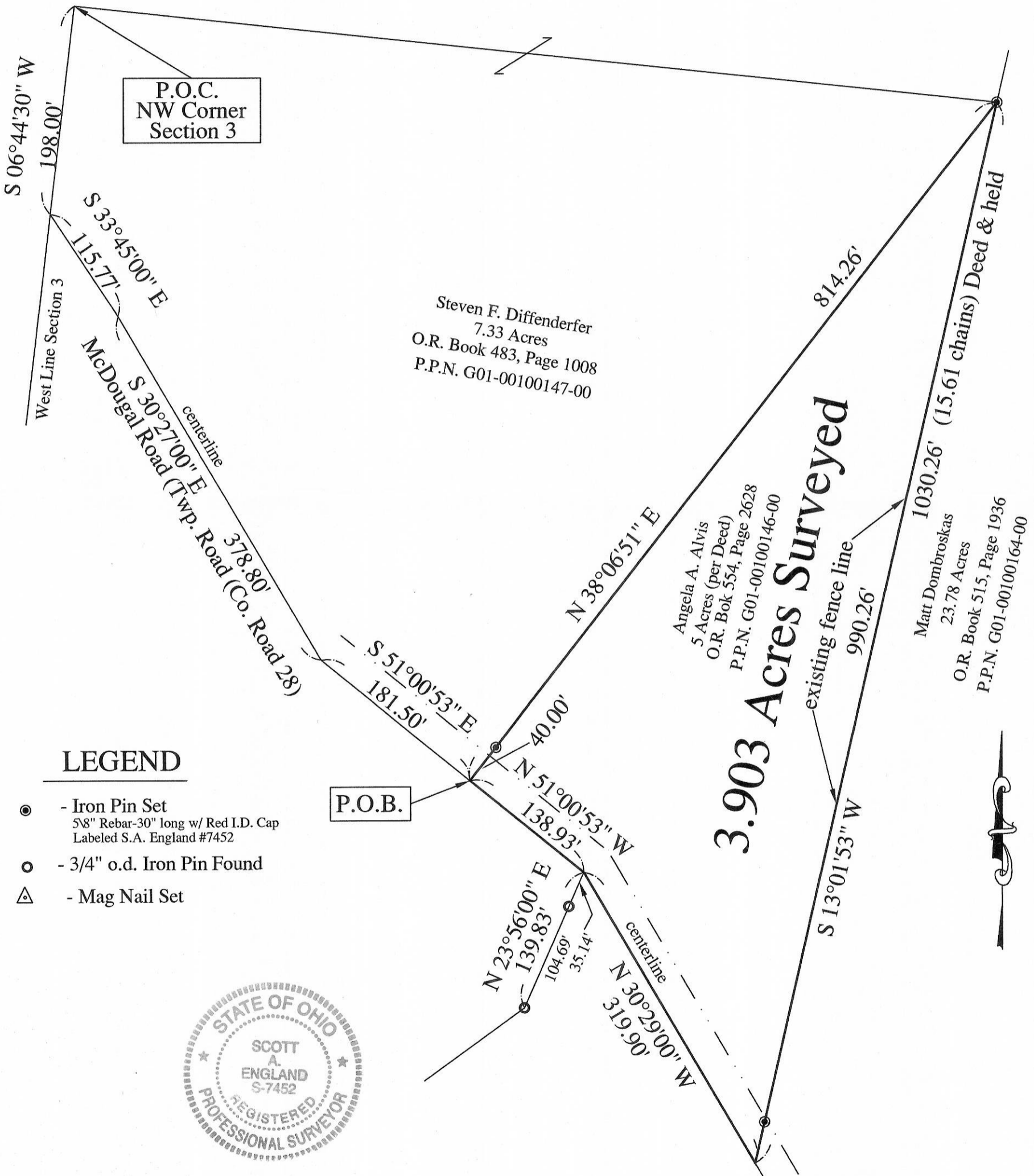
BASIS OF BEARING

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BY: David E. England
DATE: 10/23/19



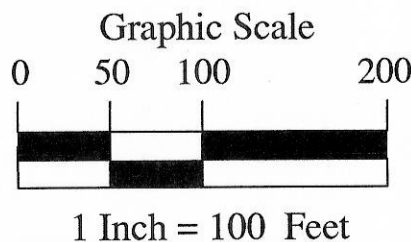
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