

PROPERTY LOCATION:

Being a Survey of 3 Parcels conveyed to Conrad J. Josten, as recorded in O.R. Book 223, Page 263, O.R. Book 234, Page 297, and O.R. Book 329, Page 757, in the Athens County Deed Records.

BASIS OF BEARING

The bearings of this plat are based on the South of 2.90 Acres conveyed to Bernard B. Grueser (O.R.16,Pg.252), as being, S 84°30'00" E, and is an assumed Meridian used to denote angles only.

Plat of Survey

Township of Canaan, County of Athens, State of Ohio, part Southwest Quarter Section 32, Township 5N, Range 13W, of the Ohio Company's Purchase

PREPARED BY:

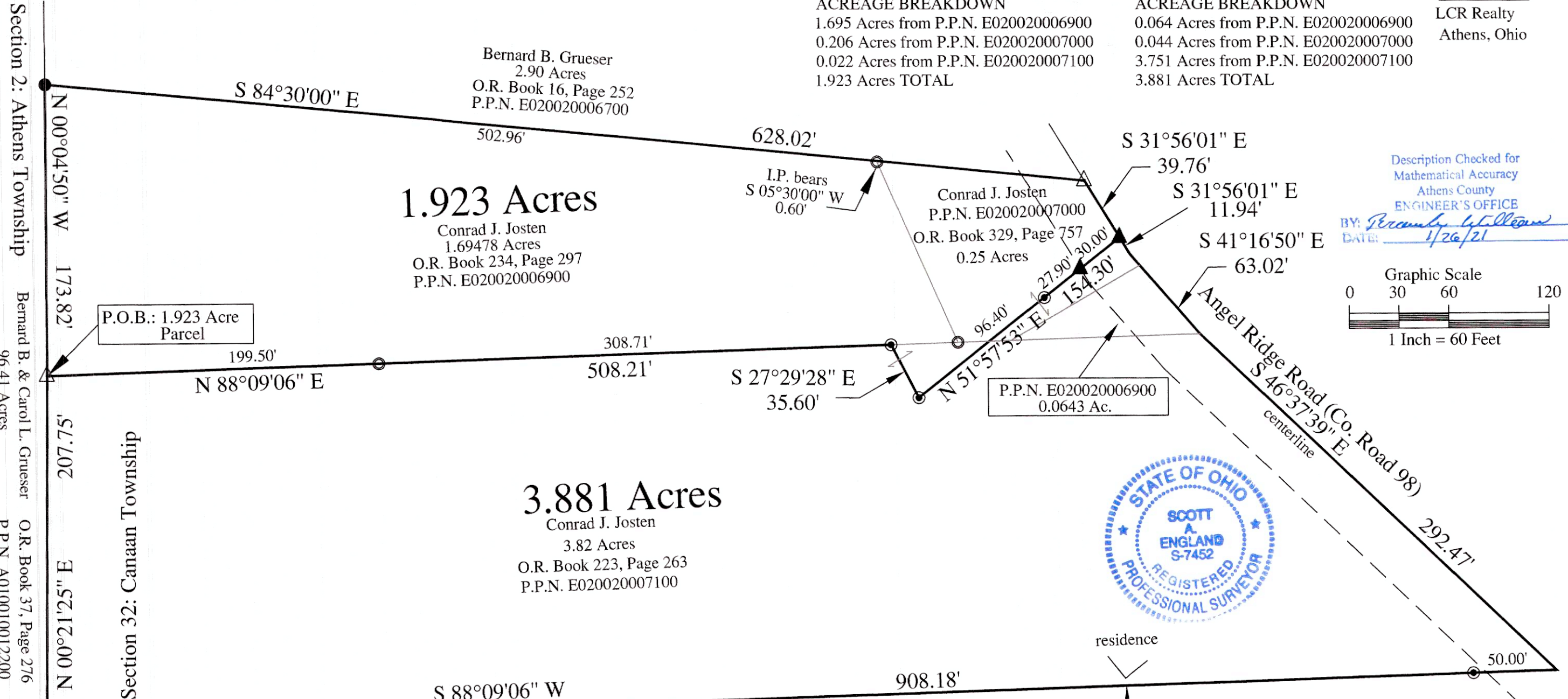
LCR Realty
Athens, Ohio

ACREAGE BREAKDOWN

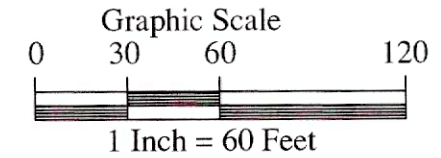
1.695 Acres from P.P.N. E020020006900
0.206 Acres from P.P.N. E020020007000
0.022 Acres from P.P.N. E020020007100
1.923 Acres TOTAL

ACREAGE BREAKDOWN

0.064 Acres from P.P.N. E020020006900
0.044 Acres from P.P.N. E020020007000
3.751 Acres from P.P.N. E020020007100
3.881 Acres TOTAL



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Percey L. Coleman*
DATE: *1/26/21*



LEGEND

- - 3/4" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found
- ⊙ - 5/8" o.d. x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452"
- ▲ - Mag Nail Set
- △ - 1/2" o.d. Iron Pin Found

Shannon Richmond, Trustee
24.76 Acres
O.R. Book 335, Page 2069
E020020007400

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.

Scott A. England
Date _____ Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Section 2: Athens Township
Bernard B. & Carol L. Grueser
96.41 Acres
O.R. Book 37, Page 276
P.P.N. A010010012200

Section 32: Canaan Township

P.O.B. 3.881 Acre Parcel:
bears North 628.94 feet
from SW Corner Section 32
(by O.R. 329, Page 757)