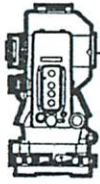


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara Miller
DATE: 6/9/20



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
0.230 Acres
All of Bar 13, LLC Parcel: O.R. Book 524, Page 1875

Situated in the Village of Jacksonville, Township of Trimble, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 7, Township 11N, Range 14W, of the Ohio Company's Purchase, also being part of Lot 86 & Lot 87 of the Plat of the Village of Jacksonville, and being more particularly described as follows;

Being a Survey of 2 Tracts conveyed to Bar 13, LLC, as recorded in O.R. Book 524, Page 1875, in the Athens County Deed Records, and being all of Auditor's P.P.N. M05-00400057-00, M05-00400058-00, M05-00400059-00, & M05-00400060-00, and further described as follows;

Commencing at a drilled hole in the concrete sidewalk marking the Northwest corner of said Lot 86 of which this description is a part, also being the intersection of the East Right of Way Line of South Fourth Street (40' Wide R/W) and the South Right of Way Line of West Main Street (60' Wide R/W)(State Route 13), and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.230 Acre parcel herein to be described;

Thence, N 83°00'23" E 100.00 feet with the North line of said Lot 86, the same being the South Right of Way Line of West Main Street, to a drilled hole in the concrete sidewalk marking the Northwest corner of a parcel conveyed to Lawrence M. & Elizabeth A. Skinner, as recorded in Deed Volume 332, Page 107;

Thence, S 07°00'23" E 100.28 feet leaving West Main Street with a line across said Lots 86 & 87 with the West line of said parcel conveyed to Skinner (D.V.332,Pg.107), to an iron pin set on the South line of said Lot 87, also being the North line of Lot 88 conveyed to Mike Bycofski, as recorded in O.R. Book 275, Page 1258;

Thence, S 83°10'00" W 100.00 feet with the South line of said Lot 87, the same being the North line of said Lot 88 conveyed to Bycofski (O.R.275,Pg.1258), to a 3/4" o.d. iron pipe found marking the common corner to said Lot 87 & Lot 88, also being on the East Right of Way Line of said South Fourth Street, and passing over a 3/4" o.d. iron pipe found at 50.00 feet;

Thence, N 07°00'00" W 100.00 feet with the East Right of Way Line of said South Fourth Street, the same being the West line of said Lot 86 & Lot 87, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.230 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 East Right of Way Line of South Fourth Street (40' Wide R/W), as being N 07°00'00" W, 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 June of 2020.

Dated 6/9/20

Job No. 3438-20AT

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

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

JUN 09 2020

Jill Thompson
Athens County Auditor



Plat of Survey

Village of Jacksonville, Township of Trimble, County of Athens, State of Ohio,
 NW Quarter Section 7, Township 11N, Range 14W, and being part of Lot 86
 & Lot 87 of the Plat of the Village of Jacksonville

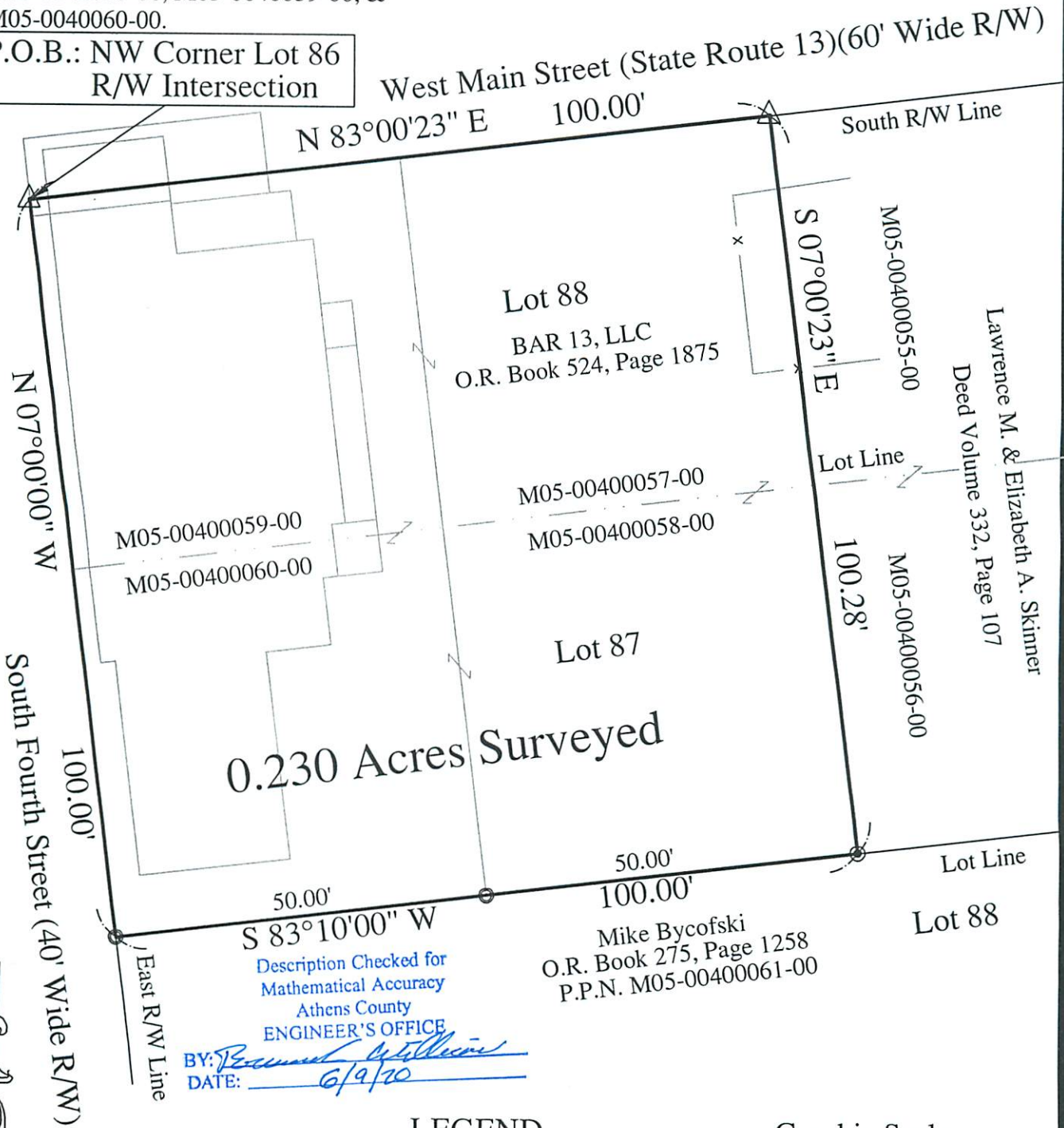
PROPERTY LOCATION:

Being a Survey of 2 Tracts conveyed to Bar 13, LLC, as recorded in O.R. Book 524, Page 1875, in the Athens County Deed Records, and being all of Auditor's P.P.N. M05-00400057-00, M05-0040058-00, M05-0040059-00, & M05-0040060-00.

BASIS OF BEARING

The bearings of this plat are based on the East Right of Way line of South Fourth Street (40' Wide R/W), as being N 07°00'00" W, and is an assumed Meridian used to denote angles only.

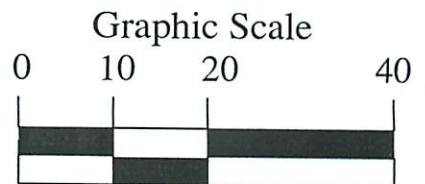
P.O.B.: NW Corner Lot 86
 R/W Intersection



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Scott A. England*
 DATE: 6/9/20

LEGEND

- ⊙ - 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England #S-7452"
- △ - Drilled Hole in concrete sidewalk
- - 3/4" o.d. Iron Pipe Found



1 Inch = 20 Feet



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 6/9/20
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

PREPARED BY:
 S.A. ENGLAND SURVEYING
 Professional Land Surveying
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 Buckeye Lake, Ohio 43008
 PHONE: 740-323-0644
 WWW.SURVEYOHIO.COM