

S.A. ENGLAND & ASSOCIATES
 Professional Land Surveying
 5179 Walnut Road • P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Legal Description
10.427 Acres

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of Frac. Section 17 in Section 22, Township 10N, Range 15W, of the Ohio River Survey Lands, and being a survey of a portion of a parcel conveyed to Donald P. and Suzanne E. Kincaid, of record by Official Record 361, page 633 in the record of deeds in the Athens Recorders Office and being more particularly described as follows;

Commencing, for reference, at an iron pin found marking the Northeast corner of Frac. Section 17 in Section 22, the same being the common corner to parcels being currently conveyed to Nikos and Jenni Pappas, of record by Official Record 317, page 79, and John M. Brannon Jr., of record by Official Record 270, page 400, Thence, S 47° 17' 55" W along the common line between Pappas and Brannon 1441.74 feet to a Rail Spike set in the centerline of Township Road #9, said Spike being along the Easterly line of said parcel conveyed to Kincaid of which this survey is a part and being the PRINCIPLE PLACE OF BEGINNING, of the 10.427 acre parcel herein to be described,

Thence, with the centerline of Township Road #9 and along the Westerly line of Brannon the following Three (3) courses and distances:

- 1) S 18° 25' 28" E 84.79 feet to an angle point;
- 2) S 17° 52' 48" E 61.57 feet to an angle point;
- 3) S 15° 25' 45" E 12.44 feet to a point for a corner;

Thence, with what represents new lines that cross over and through said parcel conveyed to Kincaid the following Four (4) courses and distances,

- 1) N 87° 18' 14" W leaving the centerline of Township Road #9 having passed over an iron pin set at 20.00 feet, going a total distance of 251.22 feet to an iron pin set;
- 2) S 02° 44' 13" W 305.21 feet to an iron pin set;
- 3) S 48° 47' 50" E 291.58 feet to an iron pin set, and;
- 4) S 41° 12' 10" W 369.80 feet to an iron pin set along the common boundary between Kincaid of which this survey is a part and lands being currently conveyed to Gladys Marie Stanley, of record by Official Record 58, page 485;

Thence, along the lands conveyed to Stanley the following Seven (7) courses and distances, all of which to iron pins set,

- 1) N 55° 54' 00" W 76.93 feet;
- 2) N 64° 57' 00" W 331.70 feet;
- 3) N 49° 10' 00" W 116.34 feet;
- 4) N 12° 04' 00" E 124.08 feet;
- 5) N 18° 02' 00" E 98.80 feet;
- 6) N 14° 54' 00" E 185.80 feet;
- 7) N 17° 40' 00" E 275.25 feet to an iron pin found marking a common corner to Kincaid, Stanley, and a parcel being currently conveyed to William S. Stanley, of record by Official Record 298, page 1937;

Thence, N 67° 50' 59" E along the South line of Stanley, having passed over an iron pin found at 458.43 feet, and going a total distance of 471.30 feet to a point in the centerline of Township Road #9, said point being along the Western boundary of the aforementioned parcel conveyed to Pappas;

Thence, S 20° 51' 15" E along said centerline and said parcel conveyed to Pappas 192.70 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains a total of 10.427 acres, more or less, and is subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

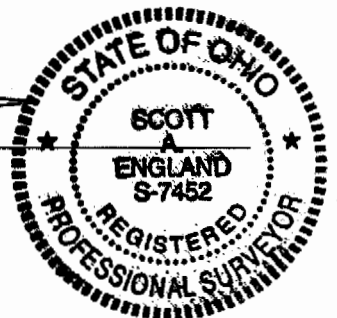
Bearings of the above description are based on the East line of Fractional Section 17 in Section 22 as being S 01° 19' 06" W, and is an assumed Meridian used to denote angles only.

All iron pins SET are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England #7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in June of 2004.

Dated 6-30-04

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



1320-04AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: S. Blaine
 DATE: 7-6-04

LEE #17

Prepared By:

PIN 2004 1320-04AT

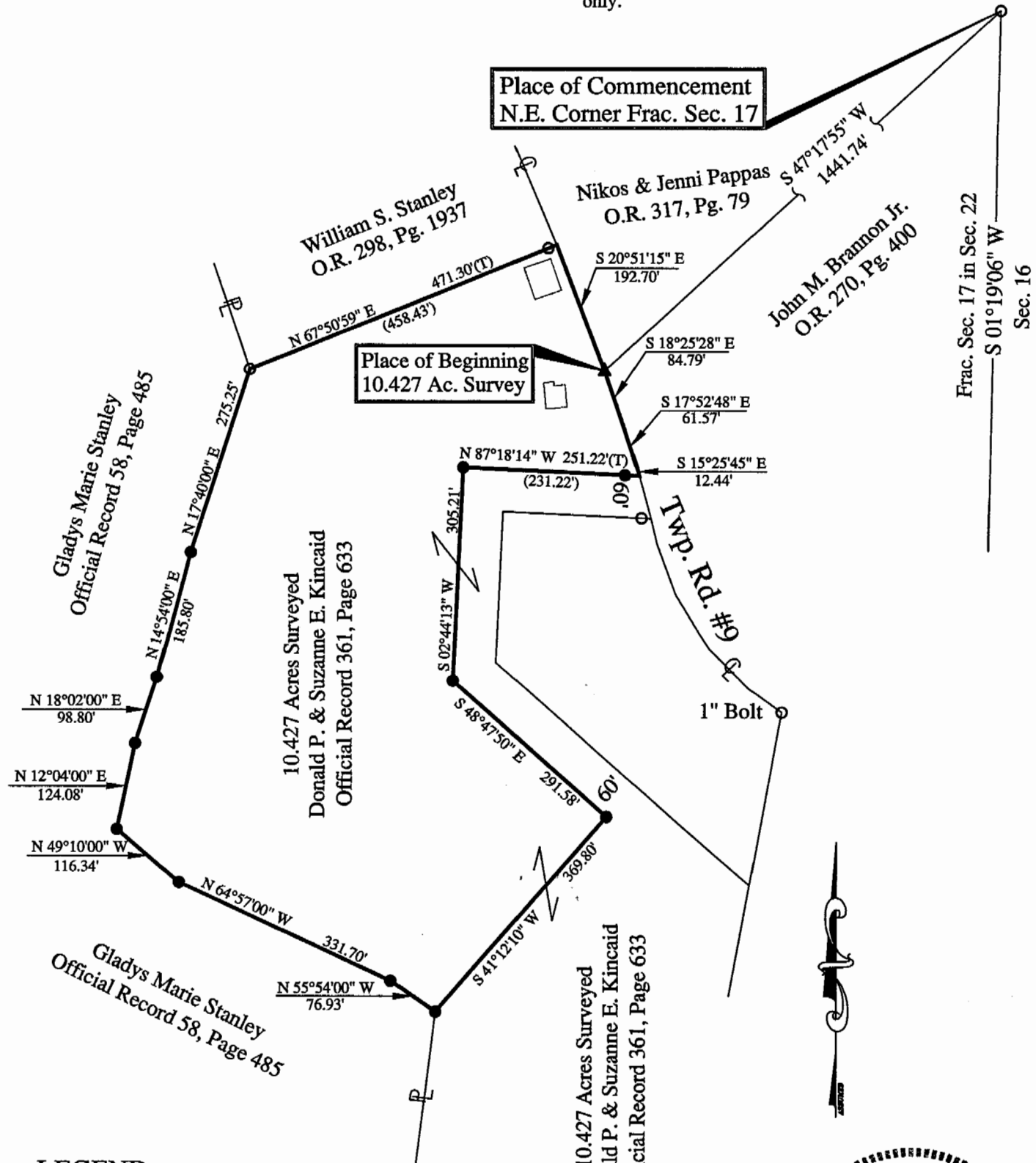
**S.A. ENGLAND ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 1770 (5179 WALNUT RD.)
BUCKEYE LAKE, OHIO 43008
740-928-8680 FAX 740-928-9565**

Property Location:

Situate in the Township of Lee, County of Athens, State of Ohio, and being a part of Frac. Section 17 in Section 22, Twp.-10N, Rng.15W. Being a survey of a portion of a parcel being currently conveyed to Donald P. & Suzanne E. Kincaid, of record by Official Record 361, page 633 in the record of deeds in the Athens County Recorders Office.

Prepared For:
Oak Hill Banks
Athens, Ohio

Bearings of this plat are based on the East line of Frac. 17 in Section 22 as being S 01° 19' 06" W and is an assumed Meridian used to denote angles only.



LEGEND

- - Iron Pin Found
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- ★ - Power Pole
- (T) - Total Dimension

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. England
DATE: 7-6-04



I Hereby Certify That An Actual Survey Of
The Premises Was Made And That This Plat
Is Correct To The Best Of My Knowledge.

Dated: 7/1/04

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

