

## S.A. ENGLAND SURVEYING

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



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

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### Legal Description

150.352 Acres

### All of Ruth E. Hawk, Trustee Parcels: O.R Book 569, Page 2389

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 24 and the Southwest Quarter of Section 18, Township 4N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of 3 Parcels conveyed to Ruth E. Hawk, Trustee, as recorded in O.R. Book 569, Page 2389, in the Athens County Deed Records, being all of Auditor's P.P.N. J010010060300) & P.P.N. J0100100604, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Northeast corner of the Northeast Quarter of Section 24, the same being the Northwest corner of the Northwest Quarter of Section 18;

Thence, S 03°20'48" W 2701.49 feet with the East line of Section 24, the same being the West line of Section 18, to an iron pin set marking the Southeast corner of a 53.13 Acre parcel conveyed to William C. & Mary Kathryn Cooley, as recorded in O.R. Book 12, Page 371, also being the Southwest corner of a 10.73 Acre parcel conveyed to William C. & Mary Kathryn Cooley, as recorded in O.R. Book 12, Page 371, and being the **PRINCIPLE PLACE OF BEGINNING** of the 150.352 Acre parcel herein to be described;

Thence, S 86°27'57" E 2241.15 feet with the "East-West" Half Section Line of Section 18, the same being the South line of said 10.73 Acre parcel conveyed to Cooley (OR12, Pg.371), and extending along the South line of a parcel conveyed to J. David Sturbois, Trustee, as recorded in O.R. Book 280, Page 896, to an iron pin set marking the Northwest corner of a parcel conveyed to Thomas R. Sweet, Jr., as recorded in O.R. Book 531, Page 798;

Thence, S 03°40'51" W 924.18 feet with the West line of said parcel conveyed to Sweet (OR531, Pg.798), and extending along the boundary of a parcel conveyed to Richard L. Norman, as recorded in O.R. Book 522, Page 2354, to an iron pin set;

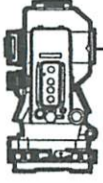
Thence, N 87°17'36" W 1882.45 feet with the North line of said parcel conveyed to Norman, and extending along the North line of a parcel conveyed to Jake M. Glascock & Stephanie M. Miller, as recorded in O.R. Book 448, Page 1759, to an iron pin set;

Thence with the boundary of said parcel conveyed to Glascock & Miller (OR448, Pg1759), with the following three (3) courses and distances:

- 1) S 03°59'54" W 316.61 feet to an iron pin set;
- 2) N 88°16'20" W 349.96 feet to an iron pin set on the West line of Section 18, also being the East line of Section 24;
- 3) S 03°20'48" W 394.56 feet with said Section Line to an iron pin set;

Thence, N 86°40'47" W 2581.52 feet with the North line of said parcel conveyed to Glascock & Miller (OR448, Pg.1759), and extending with the North line of a parcel conveyed to Julia A. Kramer, as recorded in O.R. Book 214, Page 465, and extending along the North line of a parcel conveyed to William H. Cremeans, as recorded in O.R. Book 53, Page 916, and extending along the North line of a parcel conveyed to Christian Church Trustee, as recorded in Deed Volume 47, Page 106, and extending along the North line of a parcel conveyed to Graham Chapel Church, as recorded in Deed Volume 101, Page 13, and extending along the North line of a parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 265, Page 681, to an iron pin set, and passing over a railroad spike set in the centerline of Coolville Ridge Road (Co. Road 75) at 1391.60 feet;

Thence, N 03°22'14" E 1683.19 feet with the East line of said parcel conveyed to Brandau (OR265, Pg.681) and extending along the East line of a parcel conveyed to Kerry Hutchinson & Joette Weber, as recorded in O.R. Book 484, Page 1695, to an iron pin set on the South line of a parcel conveyed to Kathleen Alice Berry, ETAL, as recorded in O.R. Book 304, Page 937, and being on said "East-West" Half Section Line of Section 24;



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Thence, **S 86°27'57" E 2580.83 feet** with said "East-West" Half Section Line, the same being the South line of said parcel conveyed to Berry, ETAL (OR304, Pg.937), and extending along the South line of said 53.13 Acre parcel conveyed to Cooley (OR12, Pg.371), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a railroad spike set in the centerline of Coolville Ridge Road (Co. Rod 75) at 883.31 feet, and containing **150.352 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

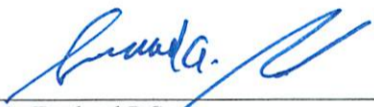
The above described 150.352 Acre parcel contains 50.899 Acres in Section 18 (P.P.N. J010010060400) and 99.453 Acres in Section 24 (P.P.N. J010010060400).

The bearings of the above description are based on the East line of Section 24, the same being the West line of Section 18, as being S 03°20'48" W, and is based on the O.D.O.T. CORS Network System South Zone.

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 May of 2020.

Dated 6/2/21

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

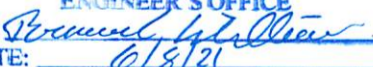
Job No. 3648-21AT

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

**JUN 08 2021**

Jill Thompson  
 Athens County Auditor



**Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE**  
 BY:   
 DATE: 6/8/21



PROPERTY LOCATION

Being a Survey of 3 Parcels conveyed to Ruth E. Hawk, Trustee, as recorded in O.R. Book 569, Page 2389, in the Athens County Deed Records, and being all of Auditor's P.P.N. J010060300, and P.P.N. J010010060400.

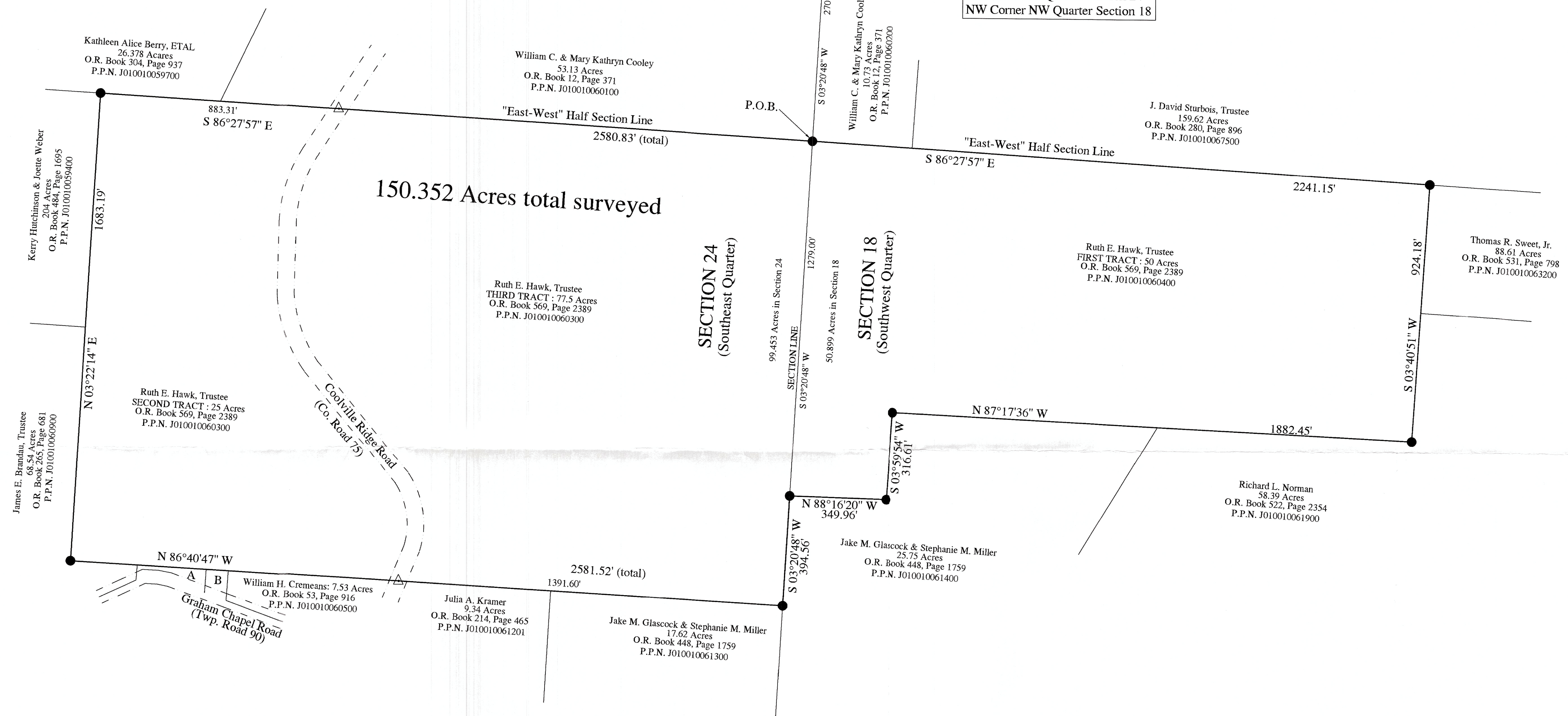
# Plat of Survey

Township of Lodi, County of Athens, State of Ohio, part Southeast Quarter of Section 24, and part Southwest Quarter Section 18, Township 4N, Range 13W, of the Ohio Company's Purchase.

BASIS OF BEARING

The bearings of this plat are based on the East line of Section 24, the same being the West line of Section 18, as being S 03°20'48" W, and is based on the O.D.O.T. CORS Network System South Zone.

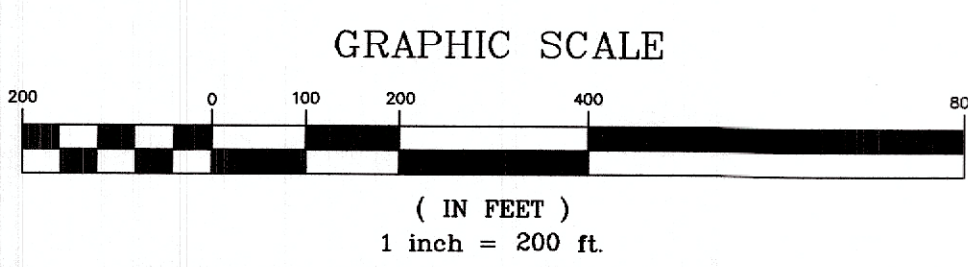
P.O.C.  
NE Corner NE Quarter Section 24  
NW Corner NW Quarter Section 18



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 6/7/21  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Robert Williams  
DATE: 6/13/21



- A - Graham Chapel Church  
0.50 Acres  
Deed Volume 101, Page 13  
P.P.N. J010010060800
- B - Christian Church Trustee  
0.13 Acres  
Deed Volume 47, Page 106  
P.P.N. J010010060700

### LEGEND

- - 5/8" x 30" LONG REBAR W/RED CAP  
LABELED "S.A. ENGLAND #7452" SET
- △ - Railroad Spike Set
- ⊕ - "X" scribed in a stone

PREPARED BY:  
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