



# Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

## DESCRIPTION OF A 6.986 ACRE PARCEL

Situated in the Township of Rome, County of Athens, and State of Ohio, being part of the Section 30, in Township 6, Range 12 of the Ohio Company Purchase (O.C.P.) and being the same parcel conveyed to Resalvage Ltd. (P.N. K01-0010617-03) and recorded in O.R. Volume 470, Page 2659 of the Athens County Deed Records, and more fully bounded and described as follows:

**Beginning** at a "Kinnison" iron pin found at the southwest corner of the Southeast Quarter of the Southwest Quarter of Section 25 in said Bern Township; Thence S 88°09'40" E, along northerly lines of tracts of land conveyed to Seven Generations, LLC (P.N. K01-00100633-00) as recorded in O.R. Vol. 494, Pg. 1802 and Resalvage Ltd. (P.N. K01-0010617-00) as recorded in O.R. Vol. 470, Pg. 2659 of the Athens County Deed Records, passing on line a 5 /8 inch iron pin found at 1398.46 feet and passing an iron pin set at 2305.84 feet, a total distance of 2858.68 feet to a stone monument found; Thence S 86°14'52" E, along a northerly line of said tract of land conveyed to Resalvage Ltd. (P.N. K01-0010617-00) and along a northerly line of a tract of land conveyed to Robert J. Holmam, Cecil R. & Mary Ann Percell (P.N. K00-0100616-00) as recorded in O.R. Vol. 108, Pg. 704 of the Athens County Deed Records, passing a "Highland" iron pin found 438.49 feet, an iron pin set at 931.77 feet, and a "Highland iron pin found at 1133.03 feet, a total distance of 1178.17 feet, to a capped iron pin found; Thence S 02°42'44" W, along an easterly line of said tract of land conveyed to Robert J. Holmam, Cecil R. & Mary Ann Percell (P.N. K00-0100616-00), a distance of 1144.29 feet, to a capped iron pin found, said point being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence S 02°42'44" W, along a westerly line of a tract of land conveyed to Robert J. Holmam, Cecil R. & Mary Ann Percell (P.N. K00-0100613-00) as recorded in O.R. Vol. 108, Pg. 704 of the Athens County Deed Records and along a westerly line of a tract of land conveyed to Dana A. and Pamela S. Smith (P.N. K00-0100605-00) as recorded in Deed Vol. 348, Pg. 777 of the Athens County Deed Records, a distance of 282.85 feet, to a capped iron pin found;

Course No. 2; Thence N 45°28'39" W, along a northerly line of a tract of land conveyed to Open Season LLC, (P.N. K01-00100617-01) as recorded in O.R. Vol. 517, Pg. 850 of the Athens County Deed Records, passing a capped iron pin found at 746.57 feet, a total distance of 767.41 feet to a point along the centerline of Felton Road;

Course No. 3; Thence N 27°10'44" E, along a centerline said Felton Road, a distance of 128.40 feet to a point;

Course No. 4; Thence N 24°10'57" E, along a centerline said Felton Road, a distance of 26.08 feet to a point;





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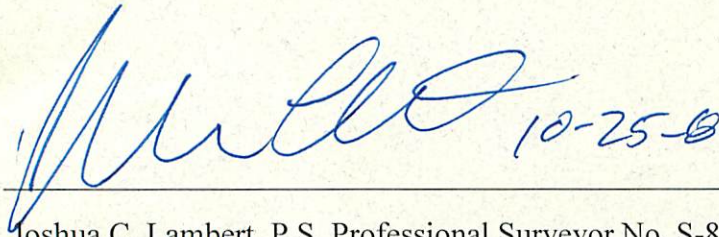
Course No. 5; Thence N 32°10'01" E, along a centerline said Felton Road, a distance of 144.73 feet to a point

Course No. 6; Thence N 38°11'09" E, along a centerline said Felton Road, a distance of 405.56 feet to a point;

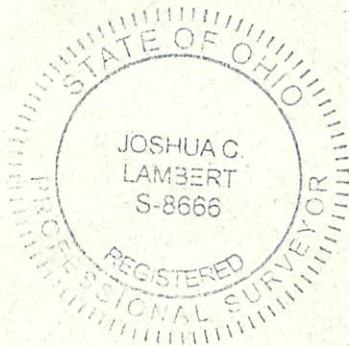
Course No. 7; Thence S 11°04'29" E, along westerly line of said tract of land conveyed to Robert J. Holman, Cecil R. & Mary Ann Percell, a distance of 850.71 feet to the **True Place of Beginning** and containing 6.986 acres of land, more or less, as surveyed by Joshua C. Lambert, P.S., Ohio Registration No. S-8666, for Diversified Engineering Inc., in September, 2018, but subject to all legal roads, highways, right of ways, easements and leases of record.

Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

 10-25-18

Joshua C. Lambert, P.S. Professional Surveyor No. S-8666 Date

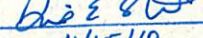


Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

NOV 02 2018

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 11/15/18



DEI-6338-Inverse with Area 6.986 Acres

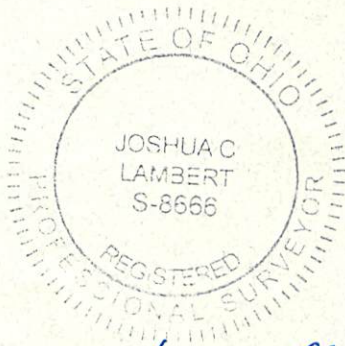
Wed Sep 12 09:08:33 2018

Inverse with Area

PntNo	Bearing	Distance	Northing	Easting	Description
PP	S 02° 42' 44" W	282.85	496300.89	2135494.12	
PP	N 45° 28' 39" W	767.41	496018.36	2135480.73	
PP	N 27° 10' 44" E	128.40	496556.46	2134933.59	
PP	N 24° 10' 57" E	26.08	496670.69	2134992.24	
PP	N 32° 10' 01" E	144.73	496694.48	2135002.93	
PP	N 38° 11' 09" E	405.56	496816.99	2135079.98	
PP	S 11° 04' 29" E	850.71	497135.76	2135330.70	
PP			496300.89	2135494.12	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E  
 Closure Precision> 1 in 44766318575713.9 Total Distance Inversed> 2605.74

Area: 6.986 Acres, 304306.267 Sq. Feet



*Handwritten signature*  
 10-25-18





SEE SHEET 2 FOR LINE TABLE.

The Basis of Bearing is Ohio State Plane Coordinates, South Zone, NAD 1983.

Iron pins set are 30" x 3/4" steel rod with plastic cap stamped "DIVERSIFIED ENGINEERING".

Reference used:  
County Auditor's Tax Maps  
Deeds as noted hereon  
Surveys on File at the County Map Office

Donald E. & Patricia A. Bennett  
O.R. Book 484, Pg. 483  
P.N. K01-00100630-00

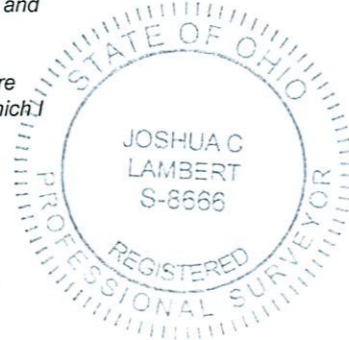
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Joshua C. Lambert  
DATE: 11/15/18

This is to certify that, at the request of the owner, I have surveyed and platted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as indicated hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

Joshua C. Lambert 10-25-18

Joshua C. Lambert Date  
Registered Professional Surveyor No. S-8666  
State of Ohio

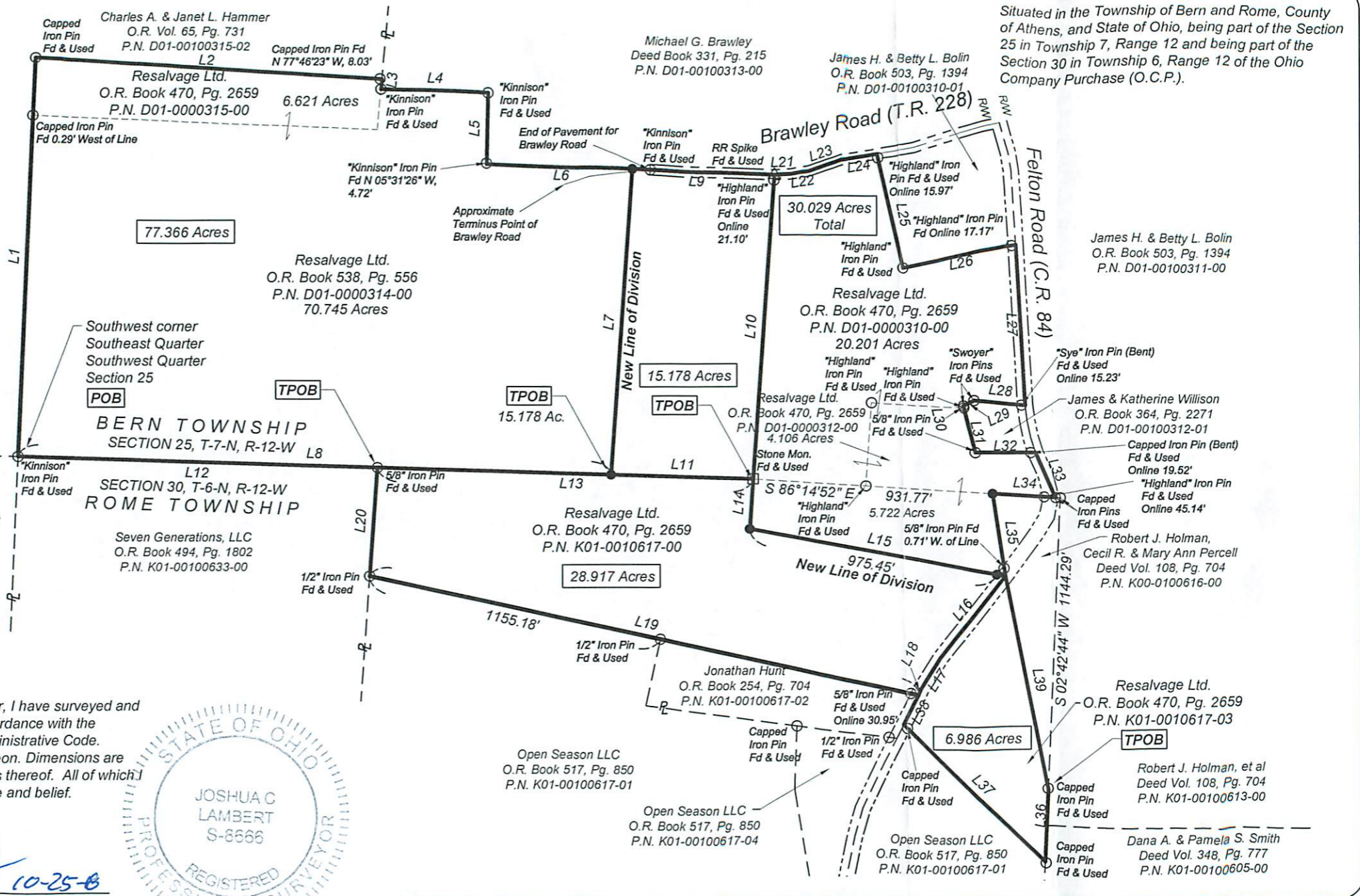


ISSUE DATE 9/14/18 SCALE 1" = 500'  
SURVEYED BY BM/JG DATE 8/22/18  
DRAWN BY FDO DATE 9/5/18  
CHECKED BY JCL DATE 9/5/18  
FILE ID: DEI-6338

**Diversified Engineering Inc.**  
CONSULTING ENGINEERS & SURVEYORS  
175 RAY AVENUE, N.E. Phone: (330) 364-1631  
NEW PHILADELPHIA, OH 44663 Fax: (330) 364-4031  
email: dew@diveng.com  
Web: www.diveng.com

PLAT OF SURVEY  
RESALVAGE, LTD.  
19681 Brawley Road,  
Stewart, Ohio 45778

SHEET NO:  
**1**  
2



Situated in the Township of Bern and Rome, County of Athens, and State of Ohio, being part of the Section 25 in Township 7, Range 12 and being part of the Section 30 in Township 6, Range 12 of the Ohio Company Purchase (O.C.P.).

James H. & Betty L. Bolin  
O.R. Book 503, Pg. 1394  
P.N. D01-00100311-00

James & Katherine Willison  
O.R. Book 364, Pg. 2271  
P.N. D01-00100312-01

Robert J. Holman,  
Cecil R. & Mary Ann Percell  
Deed Vol. 108, Pg. 704  
P.N. K00-0100616-00

Resalvage Ltd.  
O.R. Book 470, Pg. 2659  
P.N. K01-0010617-03

Robert J. Holman, et al  
Deed Vol. 108, Pg. 704  
P.N. K01-00100613-00

Dana A. & Pamela S. Smith  
Deed Vol. 348, Pg. 777  
P.N. K01-00100605-00