

**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
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**Legal Description**  
**Parcel 2: 0.445 Acres**

**Part Delbert Congrove Parcel: Deed Volume 381, Page 123**

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part the Southeast Quarter of Section 19, Township 11N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Delbert Congrove, as recorded in Deed Volume 381, Page 123, in the Athens County Deed Records, being part of Auditor's Parcel No. M01-0010066302, and further described as follows;

Commencing at a non-accessible point in a creek marking the Southeast corner of Section 19, and being on the line between Trimble and Dover Townships;

Thence, N 41°17'57" W 1093.87 feet to a mag nail set in the centerline of State Route 685;

Thence, N 69°03'00" W 1184.69 feet to a mag nail set in the centerline of State Route 685 on the South line of a parcel conveyed to Robert Allen Canter, as recorded in O.R. Book 287, Page 882, in the Athens County Deed Records, and being the PRINCIPLE PLACE OF BEGINNING of the 0.445 Acre parcel herein to be described;

Thence continuing with the centerline of State Route 685 with the following two (2) courses and distances:

- 1) N 70°10'37" W 135.31 feet to an angle point;
- 2) N 64°46'30" W 107.59 feet to a mag nail set on the North line of a parcel conveyed to Stephen M. Kochs, as recorded in O.R. Book 347, Page 764;

Thence, N 53°28'00" W 193.59 feet leaving the centerline of State Route 685, to a railroad spike set at the edge of the North edge of pavement of State Route 685, and being on the East line of a parcel conveyed to Robert A. & Lessia M. Canter, as recorded in O.R. Book 246, Page 418;

Thence, N 35°16'59" E 60.02 feet with the East line of said parcel conveyed to Canter (O.R.246, Pg.418), to an iron pin set on the South line of said adjoining parcel conveyed to Robert Allen Canter (O.R.287, Page 882);

Thence, S 53°28'00" E 430.00 feet with the South line of said parcel conveyed to Canter (O.R.246, Pg.418), to the PLACE OF BEGINNING, and containing 0.445 Acres, more or less, and is subject to all legal easements, right of ways, and zoning ordinances of record.

Subject to the Flood Zone A Plain, as per Community Panel No. 39009C0038C, dated May 7, 2009.

Bearings of the above description are based on the line between Trimble and Dover Townships as being N 88°24'55" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 September of 2012..

Dated 10/2/12

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

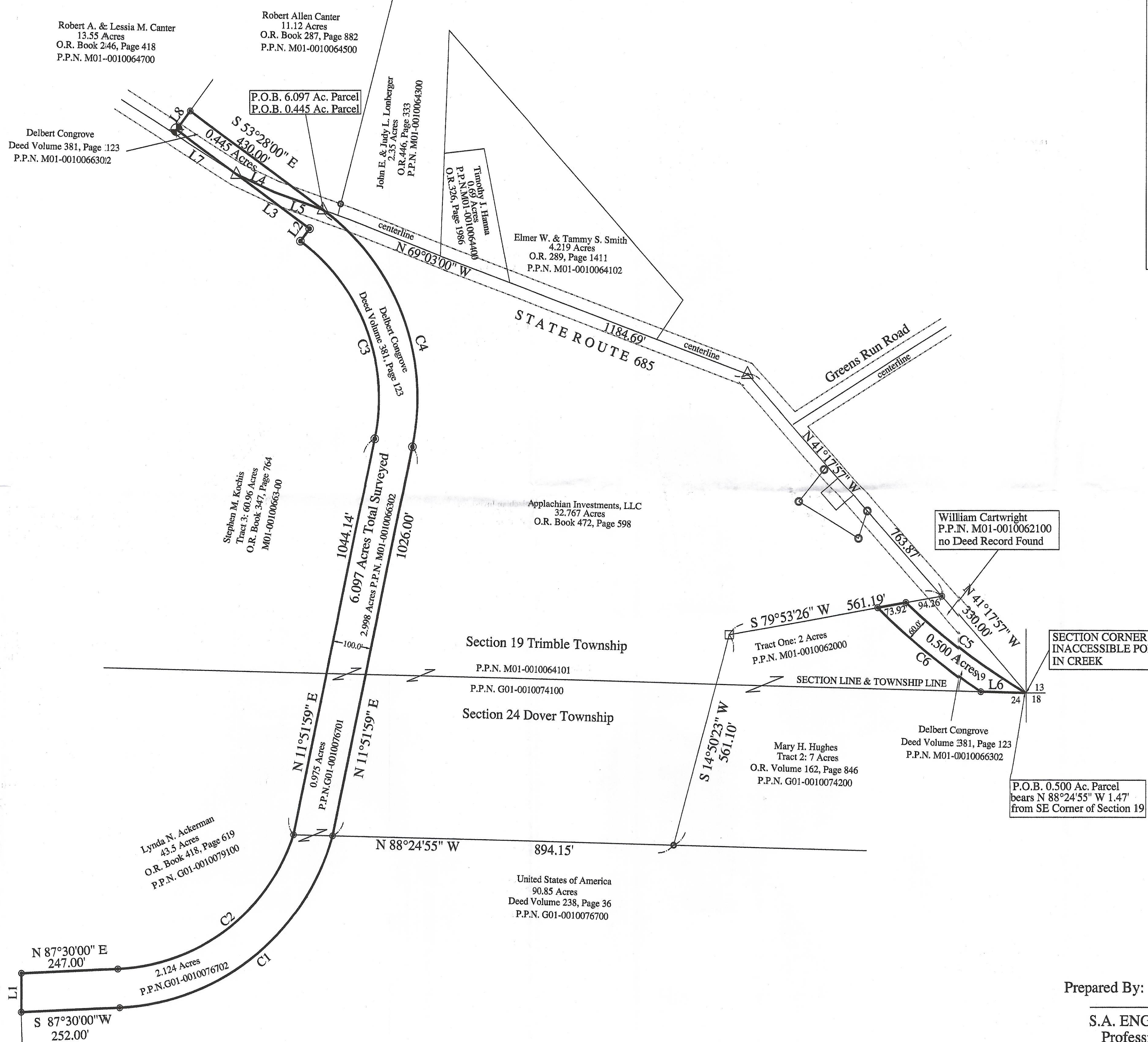
2435-12AT-0.445Ac  
 Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: S. Blaus  
 DATE: 10-2-12



# Plat of Survey

Situated in the County of Athens, State of Ohio, and being part of Section 19 of Trimble Township, Twp. 11N, Range 14W, and part of Section 24 of Dover Township, Twp. 10N, Range 14W.

**PROPERTY LOCATION:**  
 Situated in the County of Athens, State of Ohio, and being a part of Section 19 of Trimble Township, Township 11N, Range 14W, and part of Section 24 of Dover Township, Township 10N, Range 14W  
 Being a Survey of a part of The Penn Central Railroad and part of the Green Run Branch Railroad conveyed to Delbert Congrove, as recorded in Deed Volume 381, Page 123, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-0010066302, G01-0010076701, & G01-0010076702.  
 The bearings of this Plat are based on the line between Trimble and Dover Townships as being N 88°24'55" W, and is an assumed Meridian used to denote angles only.  
 Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C0038C, dated May 7, 2009.



**LINE TABLE**

No.	Bearing	Distance
L1	N 00°21'45" E	100.12'
L2	N 36°32'00" E	40.00'
L3	N 53°28'00" W	235.09'
L4	S 64°46'30" E	107.59'
L5	S 70°10'37" E	135.31'
L6	N 88°24'55" W	118.76'
L7	N 53°28'00" W	193.59'
L8	N 35°16'59" E	60.02'

**CURVE TABLE**

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	757.71'	604.00'	71°52'36"	S 51°22'06" W 708.99'
C2	609.00'	504.00'	69°13'57"	N 52°53'02" E 572.62'
C3	574.70'	504.00'	65°20'00"	N 20°48'01" W 544.07'
C4	688.73'	604.00'	65°20'00"	S 20°48'01" E 652.02'
C5	386.96'	1675.62'	13°13'54"	S 53°11'26" E 386.10'
C6	340.43'	1735.62'	11°14'17"	N 50°44'36" W 339.88'

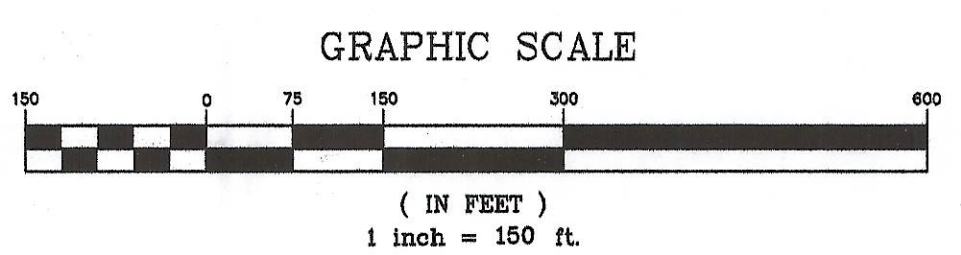


Description Checked for Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *S. Blaise*  
 DATE: 10-2-12

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 10/30/12

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



Prepared For:  
 Wilcox Land Development  
 Lancaster, Ohio

Prepared By:  
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**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- ⊙ - 3/8" Round 30' long w/ Red Cap Labeled S.A. England #7452
- - Stone Found
- △ - Mag Nail Set
- ⊕ - 1" o.d. Iron Pipe Found