



S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description

0.700 Acres (revised)

All of Bethel ME Church: P.P.N. L010010091000

Situated in the Township of Troy, County of Athens, State of Ohio, and being part of Section 31, Township 5N, Range 11W, of the Ohio River Survey, and being more particularly described as follows;

Being a Re-Survey of a 0.5 Acre parcel conveyed to Bethel ME Church, as recorded in Deed Book 5, Page 299, in the Athens County Deed Records, also being all of Auditor's P.P.N. L010010091000, and further described as follows;

Commencing at a the Northeast corner of Section 31;

Thence, S 03°09'29" W 720.06 feet (per 1994 Survey of 1.625 Acres by Mathew B. Harper, P.S. S-7397) to a point;

Thence, S 88°43'24" W 1558.68 feet to an iron pin set on the North line of an 11.422 Acre parcel conveyed to Mathew G. Edwards, as recorded in O.R. Book 429, Page 2426, also being the South line of a 33.09 Acre parcel conveyed to Larry Simmons Farms, LLC, as recorded in O.R. Book 531, Page 644, being the **PRINCIPLE PLACE OF BEGINNING** of the 0.700 Acre parcel herein to be described, and passing over an iron pin set at the Northeast corner of said 11.422 Acre parcel at 801.72 feet;

Thence, S 88°43'24" W 167.14 feet continuing with the North line of said parcel conveyed to Edwards, a mag nail found in the centerline of Old Route 7 Road (Twp. Road 468C), and passing over an pin set at 142.33 feet;

Thence, N 03°36'43" E 187.21 feet with the centerline of Old Route 7 Road, to a mag nail set at the Southwest corner of said 33.09 Acre parcel conveyed to Larry Simmons Farms, LLC;

Thence leaving said road with the boundary of said parcel conveyed to Larry Simmons Farms, LLC, with the following two (2) courses and distances:

- 1) S 83°24'44" E 181.70 feet to a 3/4" o.d. iron pipe found, and passing over a 3/4" o.d. iron pin found at 29.97 feet;
- 2) S 08°49'26" W 164.21 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 0.700 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)..

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 February of 2025.

Dated

2/10/25

Job No. 4426-25AT-Rev1

Scott A. England P.S.

Ohio Registered Surveyor #7452

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *[Signature]*

DATE: 3/3/25



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

MAR 03 2025

Jill Davidson
Athens County Auditor

Plat of Survey

Township of Troy, County of Athens, State of Ohio, part
Section 31, Township 5N, Range 11W, Ohio River Survey

PROPERTY LOCATION:

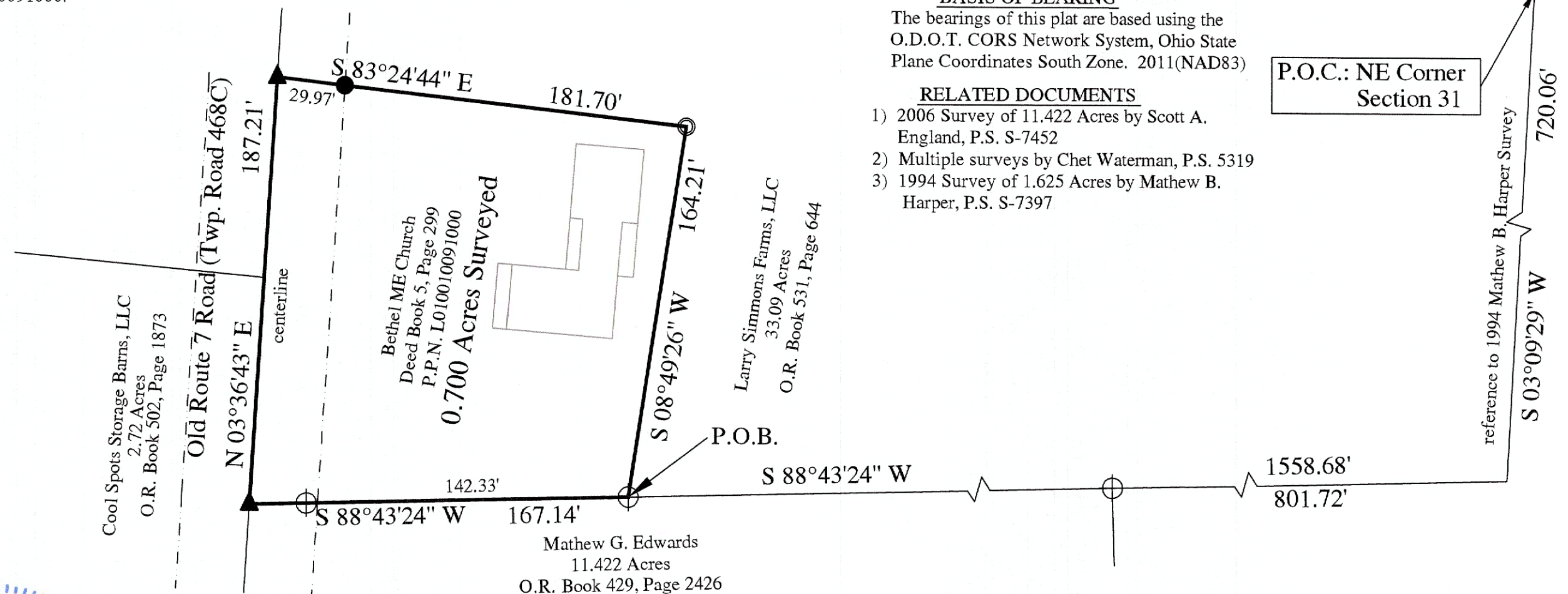
Being a Re-Survey of a parcel conveyed to Bethel ME Church, as recorded in Deed Book 5, Page 299, in the Athens County Deed Records, and being all of Auditor's P.P.N. L010010091000.

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

RELATED DOCUMENTS

- 1) 2006 Survey of 11.422 Acres by Scott A. England, P.S. S-7452
- 2) Multiple surveys by Chet Waterman, P.S. 5319
- 3) 1994 Survey of 1.625 Acres by Mathew B. Harper, P.S. S-7397



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

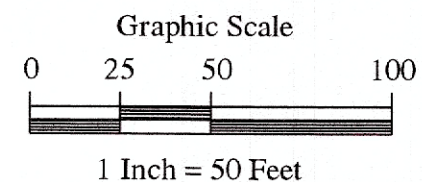
BY: *Matthew B. Harper*
DATE: *3/3/25*

I hereby certify that an actual survey of the premises was made,
and that this plat is correct to the best of my knowledge.

Date *2/28/25*
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

LEGEND

- ⊕ - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- ▲ - Mag Nail Found
- ⊙ - 3/4" o.d. Iron Pipe Found
- - 3/8" o.d. Iron Pin Found
- ◆ - Railroad Spike Found



PREPARED BY:

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