

S.A. ENGLAND SURVEYING
 Professional Land Surveying
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Legal Description
0.148 Acres

All of "Second Tract" of S.E. Property Management, LLC Parcel: O.R. Book 536, Page 343

Situated in the Township of Waterloo, County of Athens, State of Ohio, and being part of Section 15, Township 11N, Range 15W, of the Ohio Company Purchase, also being part of Outlot 145 of the Plat of New Marshfield, and being more particularly described as follows:

Being a Re-Survey of the "Second Tract" conveyed to S.E. Property Management, LLC, as recorded in O.R. Book 536, Page 343, in the Athens County Deed Records, also being all of Auditor's P.P.N. N01-00902064 -00, and further described as follows:

Commencing at a 1.5" o.d. iron pipe found on the East Right of Way Line of New Marshfield Road (Co. Road 3)(60' Wide R/W) at the Southwest corner of Outlot 145 of the Plat of New Marshfield, also being the Northwest corner of Outlot 149 and a 0.523 Acre parcel conveyed to Barbara J. Heightland, as recorded in O.R. Book 33, Page 901, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.148 Acre** parcel herein to be described:

Thence, **N 01°39'24" E 76.86 feet** with the East Right of Way Line of New Marshfield Road, also being the West line of Outlot 145, to an iron pin set at the Southwest corner of a parcel conveyed to Carlos W. Cochran, as recorded in O.R. Book 599, Page 2572;

Thence, **N 88°01'36" E 85.00 feet** with the South line of said parcel conveyed to Cochran across Outlot 145, to an iron pin set on the West line of a parcel conveyed to Cindy Dicken, as recorded in O.R. Book 605, Page 527;

Thence, **S 01°46'16" W 74.87 feet** with the West line of said parcel conveyed to Dicken continuing across Outlot 145, to an iron pin set on the South line thereof, also being the North line of Outlot 149 and said parcel conveyed to Heightland;

Thence, **S 86°40'58" W 85.00 feet** with the South line of said Outlot 145, also being the North line of Outlot 149 and said parcel conveyed to Heightland, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.148 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone, 2011(NAD 83)

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 December of 2025.

Dated 2/13/26

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

Job No. 4666-25AT

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

MAR 1 1 2026

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: Rebecca Wilton
 DATE: 2/13/26



Plat of Survey

Township of Waterloo, County of Athens, State of Ohio, part
Section 15, Township 11N, Range 15W, Ohio Company Purchase

PROPERTY LOCATION:

Being a Re-Survey of the "Second Tract" conveyed to S.E. Ohio Property Management, LLC, as recorded in O.R. Book 536, Page 343, in the Athens County Deed Records, and being all of Auditor's P.P.N. N01-009020644-00.

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

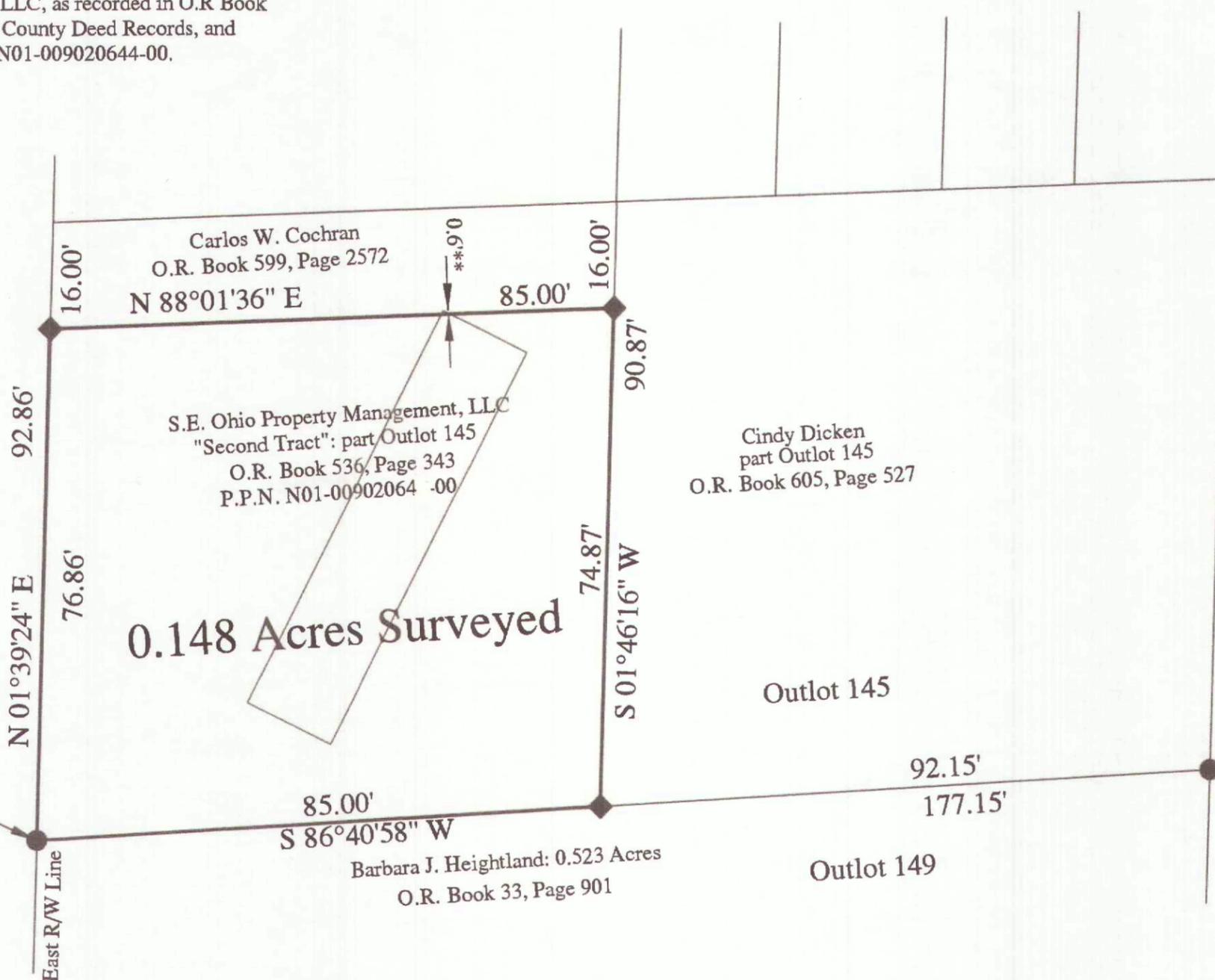
- 1) O.R. Book 203, Page 320
- 2) Plat of New Marshfield

** Trailer corner encroachment onto others.

NEW MARSHFIELD ROAD (Co. Road 3)
(60' Wide R/W)

CIRCLE DRIVE (33' Wide R/W)

P.O.B.: SW Corner O.L. 145
NW Corner O.L. 149
Northing: 482,069.71
Easting: 2,047,845.68

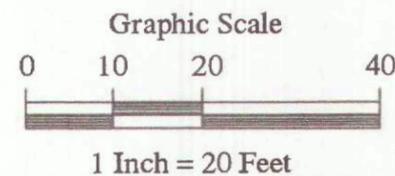


I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Date: 2/11/26
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"
- - 1.5" o.d. Iron Pipe Found



Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2/13/26

PREPARED BY:

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