

S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
0.022 Acres

Adjacent property transfer to Terry M. Rose, ETAL: O.R. Book 368, Page 1072

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 5.509 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 618, Page 1668, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067619, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1336.74 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, and being on the North line of an 81.24 Acre parcel conveyed to Harold Talbert, Jr., as recorded in Deed Book 335, Page 211;

Thence, S 86°03'34" E 1796.59 feet with the South line of said parcel conveyed to The State of Ohio and extending along the South line of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, also being the North line of said parcel conveyed to Talbert, to a point, and passing over a 1" o.d. iron pin found capped "O.D.O.T." at 561.12 feet;

Thence, N 03°56'38" E 617.19 feet with an arbitrary line across said 47.186 Acre parcel and extending to a 5/8" o.d. iron pin found capped "Hagan" on the South line of a 1.00 Acre parcel conveyed to Terry M. Rose, ETAL, as recorded in O.R. Book 368, Page 1072, and being the PRINCIPLE PLACE OF BEGINNING of the 0.022 Acre parcel herein to be described;

Thence, N 58°47'54" E 75.11 feet with the South line of said parcel conveyed to Rose, also being the boundary of said 30.214 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set;

Thence with a line across 30.214 Acre parcel of which this description is a part, with the following three (3) courses and distances:

- 1) S 08°02'35" W 31.09 feet to an iron pin set;
- 2) S 72°35'15" W 10.63 feet to an iron pin set;
- 3) S 84°19'04" W 50.00 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 0.022 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 on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar 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 April of 2024 and December of 2024.

Dated 12/20/24

Scott A. England P.S.

Job No. 4308-24AT-0.022 Ac

Ohio Registered Surveyor #7452

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

JAN 30 2025

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 1/30/25



Plat of Survey

Township of York, County of Athens, State of Ohio, part Section 11, Township 12N, Range 15W

PROPERTY LOCATION:

Being a Survey of a part of a 5.509 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 618, Page 1668, in the Athens County Deed Records, and being part of Auditors P.P.N. P01-0010067619.

BASIS OF BEARING

The bearings of this plat are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

REFERENCES:

- 2023 Survey of 47.186 Acres & 30.214 Acres by Donnie E. Stevens, II, P. S. S-8716.

LINE TABLE

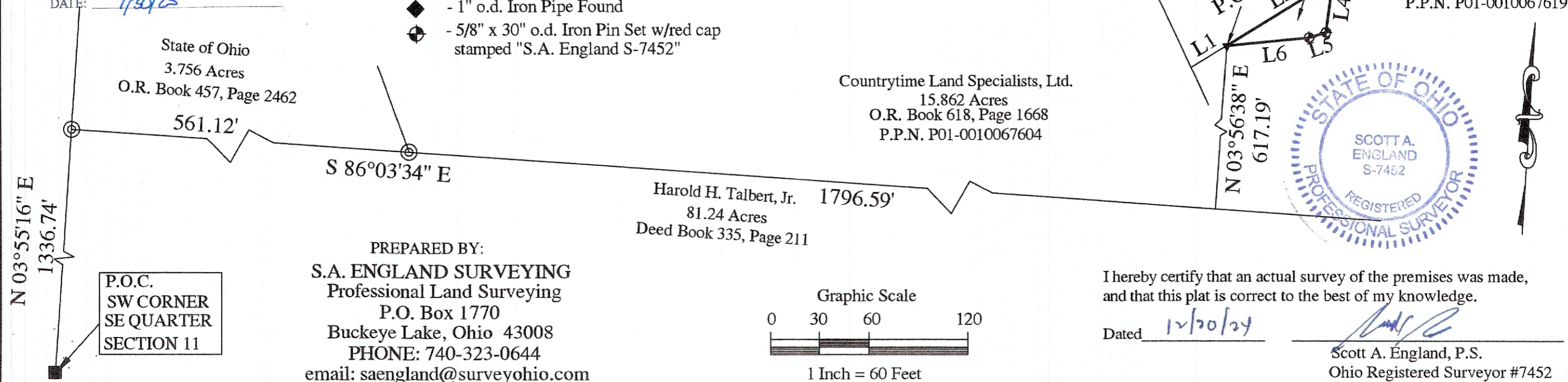
No.	Bearing	Distance
L1	N 58°47'54" E	25.16'
L2	N 58°47'54" E	75.11'
L3	S 58°47'54" W	111.97'
L4	S 08°02'35" W	31.09'
L5	S 72°35'15" W	10.63'
L6	S 84°19'04" W	50.00'

LEGEND

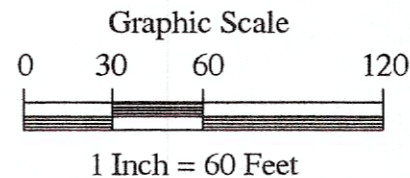
- - Stone Found
- ⊙ - 1" o.d. Iron Pin Found capped "O.D.O.T."
- ▼ - 5/8" o.d. Iron Pin Found capped "Hagan"
- - 5/8" o.d. Iron Pin Found capped "Stevens PS 8716"
- ◆ - 1" o.d. Iron Pipe Found
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 1/30/24



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com



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 1/30/24

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

