



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



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**Legal Description**

**32.814 Acres**

**Part Harold H. Talbert, Jr. Parcel: O.R. Book 335, Page 211**

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 an 81.24 Acre parcel conveyed to Harold H. Talbert, Jr., as recorded in O.R. Book 335, Page 211, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067605, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11 and said parcel conveyed to Talbert, of which this description is a part, being the Southeast corner of the Southwest Quarter of Section 11 and a parcel conveyed to the State of Ohio, as recorded in O.R. Book 77, Page 846, also being on the North line of River Lot 631 of Section 10 and a 55.469 Acre parcel conveyed to Douglas E. MacCombs, as recorded in O.R. Book 591, Page 241, and being the PRINCIPLE PLACE OF BEGINNING of the 132.814 Acre parcel herein to be described;

Thence, N 03°55'16" E 1336.74 feet with the West line of the Southeast Quarter of Section 11 and said parcel conveyed to Talbert of which this description is a part, also being the East line of the Southwest Quarter of Section 11 and said parcel conveyed to the State of Ohio, to a 1" o.d. iron pin 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;

Thence, S 86°03'34" E 717.57 feet with the North line of said parcel conveyed to Talbert, of which this description is a part, also being the South line of said 3.756 Acre parcel conveyed to The State of Ohio, and extending along the South line of a 15.862 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 618, Page 1668, passing over a 1" o.d. iron pin found capped "O.D.O.T." at 561.12 feet, to a point in the centerline of Monday Creek: said point bears N 86°03'34" W 67.16 feet from a 5/8" o.d. iron pin found capped "Stevens PS 8716";

Thence with the centerline of Monday Creek across said parcel conveyed to Talbert, of which this description is a part, with the following eleven (11) courses and distances:

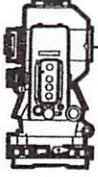
- 1) S 37°07'13" E 129.90 feet to a point;
- 2) S 39°57'02" E 77.91 feet to a point;
- 3) S 55°04'08" E 264.56 feet to a point;
- 4) S 42°32'27" E 86.98 feet to a point;
- 5) S 01°25'11" E 336.55 feet to a point;
- 6) S 31°06'14" W 36.84 feet to a point;
- 7) S 68°53'37" W 82.23 feet to a point;
- 8) S 47°04'40" W 117.73 feet to a point
- 9) S 01°34'14" W 122.01 feet to a point;
- 10) S 16°39'45" E 78.26 feet to a point;
- 11) S 37°00'07" E 401.39 feet to a point on the South line thereof and on the South line of the Southeast Quarter of Section 11, also being on the North line of River Lot 631 in Section 10 and a 3.488 Acre parcel conveyed to Carl L. & Jennifer L. Moore, as recorded in O.R. Book 601, Page 1358;

Thence, N 86°02'30" W 1301.57 feet with the South line of the Southeast Quarter of Section 11, also being the North line of River Lot 631 in Section 10 and said 3.488 Acre parcel conveyed to Moore, and extending along the North line of said 55.469 Acre parcel conveyed to MacCombs, to the PRINCIPLE PLACE OF BEGINNING, passing over a 5/8" o.d. iron pin found capped "Seymore & Assoc" at 51.93 feet, passing over a 5/8" o.d. iron pin found capped "Bayha PS 6130" at 115.90 feet, and passing over a 5/8" o.d. iron pin found (no cap) at 179.81 feet, and containing 32.814 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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

NOV 19 2024

Jill Davidson  
 Athens County Auditor



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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 November of 2024.

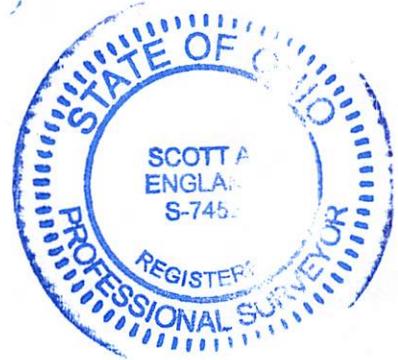
Dated 11/18/24

  
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Job No. 4396-24AT

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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 11/19/24



# 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 an 81.24 Acre Parcel conveyed to Harold H. Talbert, Jr., as recorded in O.R. Book 335, 211, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067605.

**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:**

- 1) 2023 Survey of 47.186 Acres & 30.214 Acres by Donnie E. Stevens, II, P.S. S-8716.
- 2) 2024 Survey of 15.882 Acres by Countrytyme Land Specialists, Ltd. by Scott A. England, P.S. S-7452
- 3) 2020 Survey of 3.488 Acres by Gerald W. Baha, P.S. S-6139.
- 4) Relinquishment of Railroad Right of Way O.R. Book 335, Page 211



**32.814 Acres Surveyed**  
(includes all of Hocking Valley Scenic Railroad)

Harold H. Talbert, Jr.  
81.24 Acres  
O.R. Book 335, Page 211  
part P.P.N. P010010067605

State of Ohio  
147.83 Acres  
O.R. Book 77, Page 856  
West Line of SE Quarter Section 11  
N 03°55'16" E

SECTION 11  
N 86°02'30" W  
River Lot 631 (SECTION 10)  
1121.75'  
1301.57' (total)

Douglas E. MacCombs  
55.469 Acres  
O.R. Volume 591, Page 241

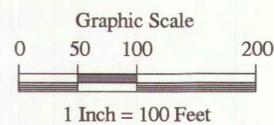
Carl L. & Jennifer L. Moore  
3.488 Acres  
O.R. Book 601, Page 1358



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Scott A. England*  
DATE: 11/19/24

**LEGEND**

- ▲ - 5/8" o.d. Iron Pin Found (no cap)
- - Stone Found
- ⊙ - 1" o.d. Iron Pin Found capped "O.D.O.T."
- ▼ - 5/8" o.d. Iron Pin Found capped "Bayha"
- - 5/8" o.d. Iron Pin Found capped "Stevens PS 8716"
- ◆ - 5/8" o.d. Iron Pin Found capped "Seymour"
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



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 *11/19/24*  
\_\_\_\_\_  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

PREPARED BY:  
**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
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Buckeye Lake, Ohio 43008  
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email: saengland@surveyohio.com