

S.A. ENGLAND SURVEYING
 Professional Land Surveying
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Legal Description

19.677 Acres

All of David P. Speelman & Joel Speelman Parcel: O.R. Volume 254, Page 1196

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 25, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a 20 Acre parcel conveyed to David P. Speelman & Joel Speelman, as recorded in O.R. Volume 254, Page 1196, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-00100222-00, and further described as follows;

Commencing at a stone found marking the Southeast Quarter of the Northwest Quarter of Section 25, being on the boundary of a 498.65 Acre parcel conveyed to The State of Ohio, Ohio Department of Natural Resources, as recorded in Deed Book 293, Page 448, and being the **PRINCIPLE PLACE OF BEGINNING** of the 19.677 Acre parcel herein to be described;

Thence, **S 89°32'38" W 1318.48 feet** with the (East-West) Half Section Line, the same being the North line of said parcel conveyed to The State of Ohio, Ohio Department of Natural Resources (DB293,Pg.448), to an iron pin set marking the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 25;

Thence, **N 01°20'45" W**, with the West line of the Southeast Quarter of the Northwest Quarter of Section 25, the same being the East line of said parcel conveyed to The State of Ohio, Ohio Department of Natural Resources (DB293,Pg448), passing over an iron pin set at 446.86 feet, going a total distance of **646.86 feet**, to an iron pin set marking the Southwest corner of a parcel conveyed to Fletcher Shawhan, ETAL, as recorded in Deed Book 338, Page 601: said iron pin set bears S 01°20'45" E 646.86 feet from an iron pin set in 2014 by S.A. England Surveying marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 25;

Thence, **N 89°34'50" E**, with the South line of said parcel conveyed to Fletcher Shawhan, ETAL (D.B338,Pg.601), passing over an iron pin set at 125.00 feet, going a total distance of **1333.67 feet** to an iron pin set on the (North-South) Half Section Line, also being on the boundary of said parcel conveyed to The State of Ohio, Ohio Department of Natural Resources (DB293,Pg448): said iron pin set bears S 01°00'00" E 645.95 feet from a stone found marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 25;


Thence, **S 00°00'00" E 645.95 feet** with the (North-South) Half Section Line of Section 25, the same being the boundary of said parcel conveyed to The State of Ohio, Ohio Department of Natural Resources (DB293,Pg448), to the **PRINCIPLE PLACE OF BEGINNING**, containing **19.677 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the East line of the Southwest Quarter of Section 25 (North-South Half Section Line), as being S 00°00'00" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 June of 2020.

Dated 6/18/20
 Job No. 3444-20AT


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

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

JUN 26 2020

Jill Thompson
 Athens County Auditor

Description Checked for
Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: Barbara Williams
 DATE: 6/26/20



PROPERTY LOCATION:

Being a Survey of a 20 Acre parcel conveyed to David P. & Joel Speelman, as recorded in O.R. Book 254, Page 1196, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-00100222-00.

The bearings of this plat are based on the East line of the Southwest Quarter of Section 25, as being S 00°00'00" W, and is an assumed Meridian used to denote angles only.

Plat of Survey

Township of York, County of Athens, State of Ohio, part Northwest Quarter Section 25, Township 12N, Range 15W, Ohio Company Purchase.

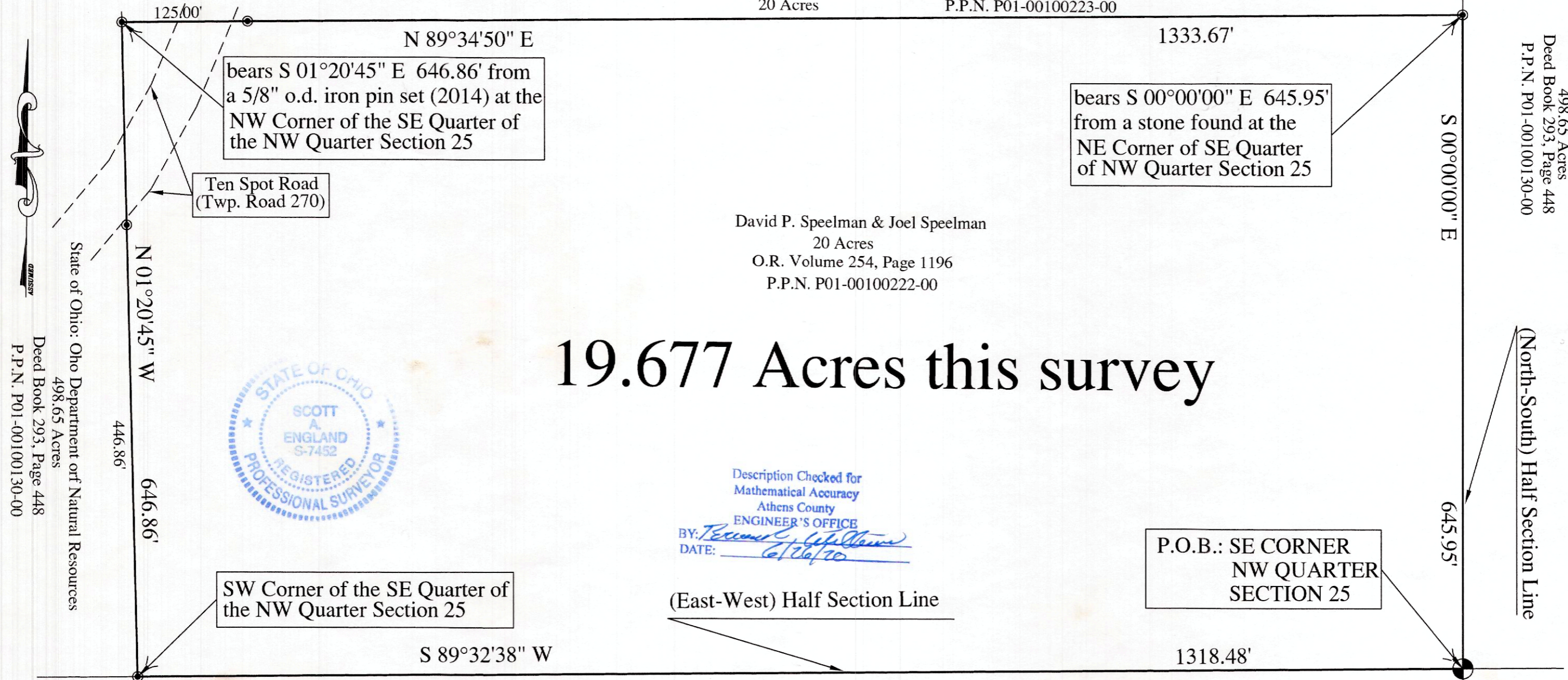
Fletcher Shawhan, ETAL
20 Acres

Deed Book 338, Page 601
P.P.N. P01-00100223-00

State of Ohio: Oho Department of Natural Resources
498.65 Acres
Deed Book 293, Page 448
P.P.N. P01-00100130-00

David P. Speelman & Joel Speelman
20 Acres
O.R. Volume 254, Page 1196
P.P.N. P01-00100222-00

19.677 Acres this survey



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 6/26/20

(East-West) Half Section Line

P.O.B.: SE CORNER
NW QUARTER
SECTION 25

State of Ohio: Oho Department of Natural Resources
498.65 Acres
Deed Book 293, Page 448
P.P.N. P01-00100130-00

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

Dated: 6/18/20
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #7452

LEGEND

- Stone Found
- 3/4" o.d. Iron Pipe Found
- Iron Pin Set
5/8" Rebar 30" long w/Red Cap
Labeled S.A. England #7452

PREPARED BY:
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