

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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### Legal Description

39.382 Acres

#### All of Jim E. Lee, Jr. & Regina L. Lee Parcel: O.R. Book 1778, Page 1781

Situated in the Township of York, County of Athens, State of Ohio, and being a part of River Lot 655 in the Northwest Quarter of Section 30, and part of River Lot 656 in the Northeast Quarter of Section 36, Township 12N, Range 15W, and being more being more particularly described as follows;

Being a Survey of a parcel conveyed to Jim E. Lee, Jr. & Regina L. Lee, as recorded I O.R. Book 1778, Page 1781, in the Athens County Deed Records, being all of Auditor's P.P.N. P01-00100626-00, and further described as follows;

Commencing for reference at a stone found w/scribed "X" marking the Northwest corner of River Lot 655 and the Northwest corner of the Northwest Quarter of Section 30, the same being the Northeast corner of River Lot 656 and the Northeast corner of the Northeast Quarter of Section 36;

Thence, S 04°10'00" W 1006.74 feet with the West line of River Lot 655 and Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36, to a 1" o.d. iron pipe found w/cap stamped "O.D.O.T." on the South Limited Access Right of Way line of U.S.R. 33 (ATH-33-0.00-4.56) marking Station 192+79.01/198.47' RT, being the Northeast corner of Bell Wolfe, Ltd., as recorded in O.R. Book 109, Page 831, and being the **PRINCIPLE PLACE OF BEGINNING** of the **39.382 Acre** parcel herein to be described;

Thence, N 75°50'40" E 708.06 feet with the South Limited Access R/W Line of said U.S.R. 33, to an iron pin set on the West line of a parcel conveyed to Harold Lawrence Wycuff, as recorded in Deed Volume 127, Page 1411, and being Station 190+60.37/225.95' RT;

Thence leaving said U.S.R. 33 with the boundary of said parcel conveyed to Wycuff (DV427, Pg.1411), with the following two (2) courses and distances:

- 1) S 04°31'10" W 37.13 feet to an iron pin set;
- 2) S 85°28'59" E 198.00 feet to an iron pin set on the West line of a 27.31 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 211, Page 485;

Thence, S 04°30'54" W 1177.10 feet with the West line of said 27.31 Acre parcel conveyed to The United States of America (D.V.211, Pg.485), and extending along the West line of a 39.13 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 183, Page 241, and extending along the West line of a 1.00 Acre parcel conveyed to Board of Commissioners of Athens County, as recorded in O.R. Book 346, Page 217, to a mag nail set in the centerline of Diamond Brick Road (former U.S. Route 33), and passing over an iron pin set at 1127.10 feet;

Thence, S 04°30'54" W 225.98 feet leaving said Diamond Brick Road to an "inaccessible point" in the Hocking River, also being the North line of a parcel conveyed to David Justin Wharton, as recorded in O.R. Book 518, Page 622, and passing over an iron pin set at 50.00 feet;

Thence with the North line of said parcel conveyed to Wharton (OR518, Pg.622) in the Hocking River, with the following three (3) courses and distances:

- 1) S 34°35'21" W 663.52 feet to an "inaccessible point";
- 2) S 34°29'33" W 128.11 feet to an "inaccessible point";
- 3) S 81°28'03" W 333.77 feet to an "inaccessible point" marking the Northwest corner thereof, and being the Northeast corner of a 106.89 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 322, Page 279;

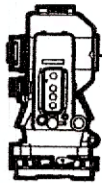
Thence, N 62°59'03" W 371.49 feet with the North line of said 106.89 Acre parcel conveyed to The United States of America (D.V.322, Pg.279), and extending along the North line of a 92 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 322, Page 279, to an "inaccessible point" in the Hocking River marking the Southeast corner of a 2.712 Acre parcel conveyed to Eric & Suzanne Pistole, as recorded in O.R. Book 572, Page 2143;

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

NOV 03 2021

Jill Thompson  
Athens County Auditor





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Thence, **N 18°52'00" W 293.60 feet** leaving the Hocking River with the East line of said parcel conveyed to Pistole (OR572, Pg. 2143), to a 5/8" o.d. iron pin found marking the Northeast corner thereof on the South line of a 1.3737 Acre parcel conveyed to Ronnie L. & Karen L. Wend, as recorded in O.R. Book 522, Page 692, and passing over a 5/8" o.d. iron pin found at 146.60 feet;

Thence with the South line of said 1.3737 Acre parcel conveyed to Wend (OR522, Pg. 692), with the following three (3) courses and distances:

- 3) **N 86°16'44" E 160.34 feet** to a 5/8" o.d. iron pin found;
- 4) **N 67°52'44" E 146.50 feet** to a 5/8" o.d. iron pin found;
- 5) **N 75°17'44" E 33.73 feet** to an iron pin set on the East line of said River Lot 656 and the Northeast Quarter of Section 36, the same being the West line of said River Lot 655 and the Northwest Quarter of Section 30;

Thence, **N 04°10'00" E 249.52 feet** with the West line of said River Lot 655 and the Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36 and said 1.3737 Acre parcel conveyed to Wend (O.R. 522, Pg. 692), to a mag nail set in the centerline of said Diamond Brick Road, and being the Southeast corner of a 1.75 Acre parcel conveyed to Ronnie L. & Karen L. Wend, as recorded in O.R. Book 366, Page 1342;

Thence, **N 04°10'00" E 1213.17 feet** leaving Diamond Brick Road with the West line of said River Lot 655 and the Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36 and said 1.75 Acre parcel conveyed to Wend, and extending along the East line of said parcel conveyed to Bell Wolfe, Ltd. (OR109, Pg. 831), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 3/4" o.d. iron pipe found at 56.69 feet, and passing over a 5/8" o.d. iron pin found at 176.09 feet.

**EXCEPTING 0.272 Acres:** the following described parcel conveyed to Hugh D. & Shirley J. Call, as recorded in Deed Volume 340, Page 681, in the Athens County Deed Records, and being Auditor's P.P.N. P01-00100627-00, and being more particularly described as follows;

Commencing for reference at a stone found w/scribed "X" marking the Northwest corner of River Lot 655 and the Northwest Quarter of Section 30, the same being the Northeast corner of River Lot 656 and the Northeast corner of the Northeast Quarter of Section 36;

Thence, **S 04°10'00" W 1006.74 feet** with the West line of River Lot 655 and Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36, to a 1" o.d. iron pipe found w/cap stamped "O.D.O.T." on the South Limited Access Right of Way line of U.S.R. 33 (ATH-33-0.00-4.56) marking Station 192+79.01/198.47' RT, being the Northeast corner of Bell Wolfe, Ltd., as recorded in O.R. Book 109, Page 831, and being the Northwest corner of a parcel conveyed to Jim E. Lee, Jr. & Regina L. Lee, as recorded in O.R. Book 1778, Page 1781;

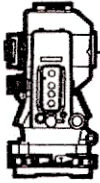
Thence, **S 04°10'00" W 1037.08 feet** continuing with the West line of River Lot 655 and Northwest Quarter of Section 30 and said parcel conveyed to Lee (OR1778, Pg. 1781), the same being the East line of River Lot 656 and the Northeast Quarter of Section 36, also being the East line of said parcel conveyed to Bell Wolfe, Ltd. (OR109, Pg. 831) to a 5/8" o.d. iron pin found marking the Northeast corner of a 1.75 Acre parcel conveyed to Ronnie L. & Karen L. Wend, as recorded in O.R. Book 366, Page 1342;

Thence, **S 86°46'39" E 344.97 feet** with an arbitrary line across said parcel conveyed to Lee (OR1778, Pg. 1781), to an iron pin set on the North Right of Way Line of Diamond Brick Road (old U.S. Route 33)(variable widths), and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.272 Acre** parcel herein to be described;

Legal Description Pre-Approval  
**APPROVED**  
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**NOV 03 2021**

Jill Thompson  
 Athens County Auditor



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Thence with a line across said parcel conveyed to Lee (OR1778,Pg.1781), the same being the boundary of said parcel conveyed to Call (DV340,Pg.681), with the following three (3) courses and distances:

- 1) N 08°41'25" W 75.00 feet to an iron pin set;
- 2) N 80°18'35" E 158.00 feet to an iron pin set;
- 3) S 08°41'25" E 75.00 feet to an iron pin set on the North Right of Way Line of said Diamond Brick Road;

Thence with the North Right of Way Line of said Diamond Brick Road with a curve to the left (Radius = 2505.70 feet, Delta Angle 03°36'48", Arc Length 158.03 feet), with a chord bearing S 80°18'35" W 158.00 feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.272 Acres**, more or less.

The above described parcel after said 0.272 Acre exception contains 39.382 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


The above described 39.382 Acre parcel contains 2.121 Acres in River Lot 656 in Section 36 and 37.261 Acres in River Lot 655 in Section 30.

The bearings of the above description are based on West line of River Lot 655 and the Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36, as being S 04°10'00" W, and is based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

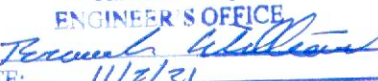
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

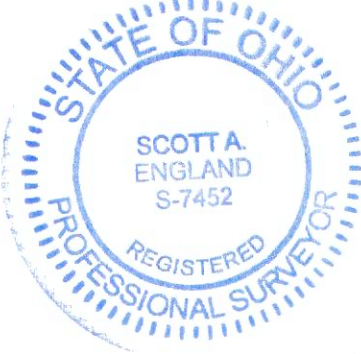
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2021.

Dated 11/2/21

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

Job No. 3741-21AT

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 11/2/21



Legal Description Pre-Approval  
**APPROVED**  
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**NOV 03 2021**

Jill Thompson  
 Athens County Auditor



# Plat of Survey

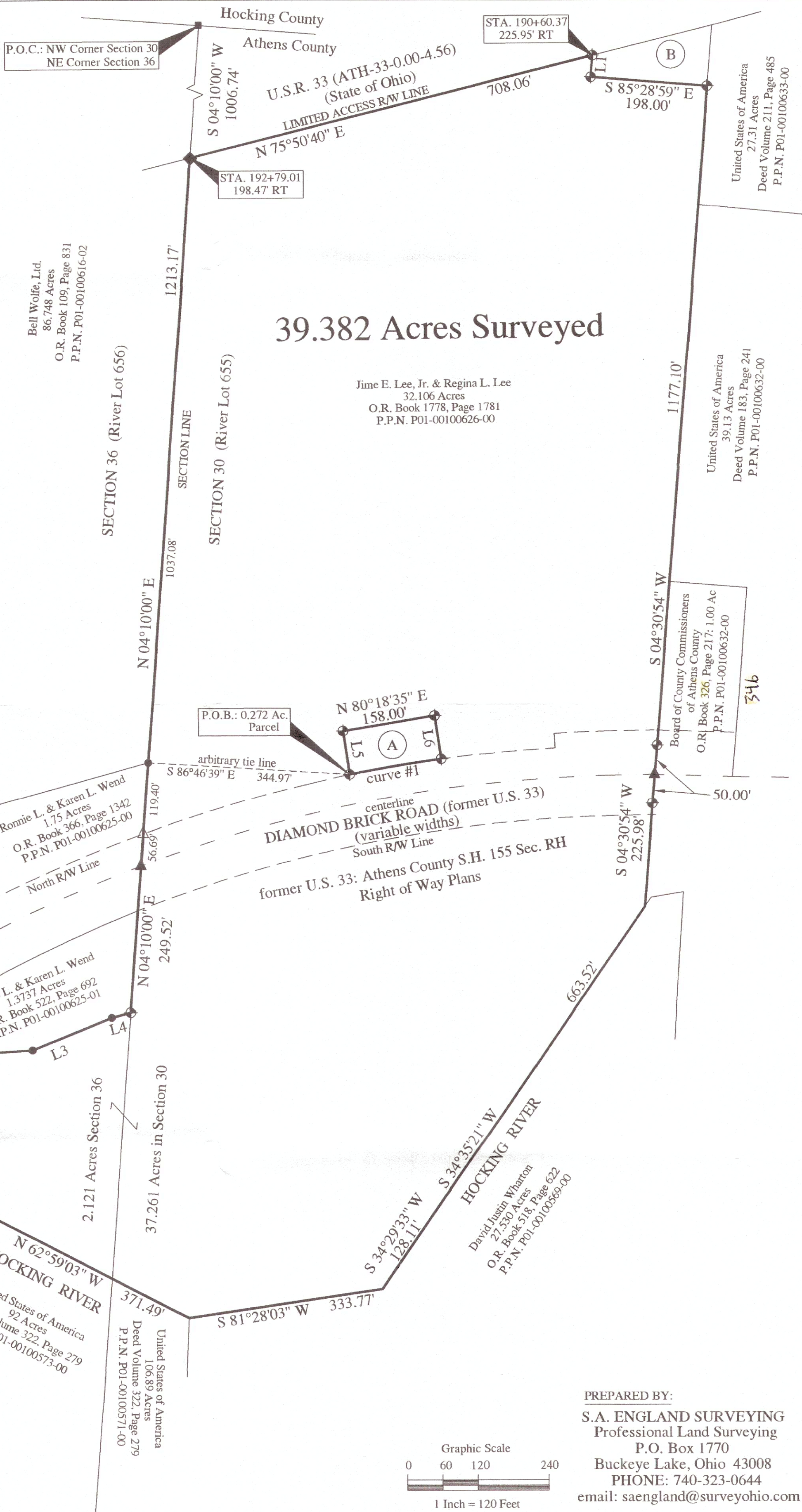
## Township of York, County of Athens, State of Ohio, part River Lot 655 in Northwest Quarter Section 30 & part River Lot 656 in Northeast Quarter Section 36, Township 12N, Range 15W

**PROPERTY LOCATION:**

Being a Survey of a parcel conveyed to Jim E. Lee, Jr. & Regina L. Lee, as recorded in O.R. Book 1778, Page 1781, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-00100626-00.

The bearings of this plat are based on West line of Section 30, also being the East line of Section 36, as being S 04°10'00" W, and is based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System, South Zone. 2011(NAD83).

Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C0060C, dated December 18, 2009, of the FEMA Maps for this area.



**LINE TABLE**

No.	Bearing	Distance
L1	S 04°31'01" W	37.13'
L2	N 86°16'44" E	160.34'
L3	N 67°52'44" E	146.50'
L4	N 75°17'44" E	33.73'
L5	N 08°41'25" W	75.00'
L6	S 08°41'25" E	75.00'

**curve #1**

Radius = 2505.70'  
 Delta Angle = 03°36'48"  
 Arc Length = 158.03'  
 Chord = S 80°18'35" W  
 158.00'

**LEGEND**

- ▲ - 3/4" o.d. Iron Pipe Found
- ▲ - Mag Nail Set
- - 5/8" o.d. Iron Pin Found
- ⊕ - Iron Pin Set
- ⊕ - 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- - Stone Found
- ◆ - 1" o.d. Iron Pipe Found w/cap stamped "O.D.O.T."

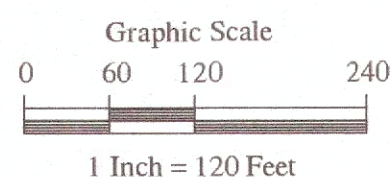
**A** - Hugh D. & Shirley J. Call  
 0.275 Acres (Deed) 0.272 Acres Surveyed  
 Deed Volume 340, Page 681  
 P.P.N. P01-00100627-00

**B** - Harold Lawrence Wycliff  
 0.421 Acres  
 Deed Volume 427, Page 1411  
 P.P.N. P01-00100640-00



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 10/28/21  
  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #7452



PREPARED BY:  
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