

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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**7.000 Acres**

**Part Idyllic Acres, Ltd. Parcel: O.R. Book 361, Page 516**

Situated in the Village of Albany, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 2, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Idyllic Acres, Ltd. Parcel, as recorded in O.R. Book 361, Page 516, in the Athens County Deed Records, and being part of Auditor's P.P.N. H02-00100030-00, and further described as follows;

Commencing at an iron pin found marking the Northwest corner of said parcel conveyed to Idyllic Acres, Ltd. (O.R.361,Pg.516) of which this description is a part: said iron in bears S 84°44'33" E 1350.99 feet and N 06°01'56" E 1824.45 feet from the Southwest Corner of Section 2;

Thence, S 84°51'00" E 696.59 feet with the North line of said parcel conveyed to Idyllic Acres, Ltd. (O.R.361,Pg.516), to an iron pin set on the South line of a 0.408 Acre parcel conveyed to Steven K. & Bobbi R. Barth, as recorded in O.R. Book 496, Page 213, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 7.000 Acre parcel herein to be described;

Thence, S 84°51'00" E 668.62 feet continuing with the North line of said parcel conveyed to Idyllic Acres, Ltd. (O.R.316,Pg.516), the same being the South line of said parcel conveyed to Barth (O.R.496,Pg.213) and extending along the South line of Raymar Subdivision, as recorded in Plat Cabinet 1, Slide 403-A, to a railroad spike found in the centerline of Carpenter Road, and being on the North-South Half Section Line of Section 2;

Thence, S 06°01'39" W 540.00 feet with the centerline of Carpenter Road, the same being the North-South Half Section Line of Section 2, also being the East line of said parcel conveyed to Idyllic Acres, Ltd. (O.R.316,Pg.516), to a railroad spike set;

Thence leaving Carpenter Road with a line across said parcel conveyed to Idyllic Acres, Ltd. (O.R.316,Pg.516), of which this description is a part, with the following four (4) courses and distances:

- 1) N 83°58'21" W 186.11 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 06°01'39" E 110.00 feet to an iron pin set;
- 3) N 84°50'15" W 476.04 feet to an iron pin set;
- 4) N 05°09'45" E 427.00 feet to the **PRINCIPLE PLACE OF BEGINNING**..

Said parcel as surveyed contains 7.000 Acres more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a 50 foot wide easement along the entire East line of the above described 7.000 Acre parcel.


The bearings of the above description are based on the South line of Section 2, as being S 84°44'33" 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 August of 2018.

Dated 10/26/18

Job No. 3019-18AT

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





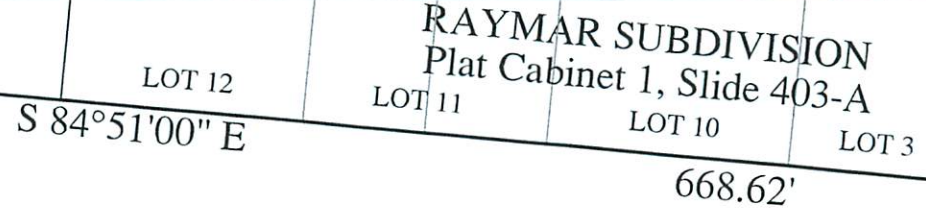
# Plat of Survey

Village of Albany, County of Athens, State of Ohio, being part of the Southwest Quarter of Section 2, Township 10N, Range 14W, Ohio Company's Purchase

Prepared for:  
 Steven K. & Bobbi R. Barth  
 0.408 Acres  
 P.P.N. H02-0060026-12  
 O.R. Book 496, Page 213

Idyllic-Acres, Ltd.  
 Athens, Ohio

RAYMAR SUBDIVISION  
 Plat Cabinet 1, Slide 403-A



S 84°51'00" E 696.59'

POINT OF COMMENCEMENT: NW CORNER IDYLLIC ACRES, LTD. (O.R.361, Pg.516) bears S 84°44'33" E 1350.99' & N 06°01'56" E 1824.45' FROM SW CORNER SECTION 2

P.O.B.

### PROPERTY LOCATION:

Situated in the Village of Albany, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 2, Township 10N, Range 14W, of the Ohio Company's Purchase;

Being a Survey of a part of a parcel conveyed to Idyllic-Acres, Ltd., as recorded O.R. Book 361, Page 516, in the Athens County Deed Records, and being part of Auditor's P.P.N. H01-00100030-00.

### BASIS OF BEARING

The bearings of this plat are based on the South line of Section 2, as being S 84°44'33" E, and is an assumed Meridian used to denote angles only.

Note: All easements not shown on this plat.

### 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

IDYLLIC ACRES, LTD.  
 O.R. Book 361, Page 516  
 P.P.N. H02-00100030-00



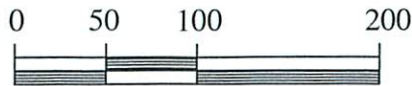
Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Scott A. England*  
 DATE: *11/1/18*

### LEGEND

- - 5/8" x 30" rebar w/red plastic cap labeled "S.A. England #7452"
- ▲ - Railroad Spike Found
- △ - Railroad Spike Set

Graphic Scale



1 Inch = 100 Feet

# 7.000 Acres

FUTURE ROADWAY (60' Wide R/W)

IDYLLIC ACRES, LTD.  
 O.R. Book 361, Page 516  
 P.P.N. H02-00100030-00

N 05°09'45" E 427.00'

N 84°50'15" W 476.04'

N 06°01'39" E 110.00'

N 83°58'21" W 186.11'

30.00'

50' easement  
 Half Section Line & centerline

S 06°01'39" W

CARPENTER ROAD

540.00'

Date

*11/20/18*  
 Scott A. England, P.S.

Ohio Registered Surveyor #S-7452