

S.A. ENGLAND SURVEYING

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



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Legal Description

51.144 Acres

All of Idyllic Acres, Ltd., Parcel: O.R. Book 361, Page 516

Situated in Section 2 of the Village of Albany, Section 1 of the Township of Lee, County of Athens, State of Ohio, Township 10N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Idyllic Acres, Ltd., as recorded in O.R. Book 361, Page 516, in the Athens County Deed Records, and being all of Auditor's P.P.N. H02-00100029-00 & P.P.N. H02-00100030-00, and P.P.N. H01-00100005-06, and further described as follows;

Commencing at a railroad spike found in Carpenter Road marking the Southeast corner of the Southwest Quarter of Section 2, also being the Northeast Corner of the Northwest Quarter of Section 1, and being the **PRINCIPLE PLACE OF BEGINNING** of the **51.144 Acre** parcel herein to be described;

Thence, **S 04°02'47" W 198.96 feet** with the East line of the Northeast Quarter of Section 1 and said 0.918 Acre parcel of which this description is a part, to a point marking the Northeast corner of a 45.166 Acre parcel conveyed to William A. Krusling & Marla A. Chiodi, as recorded in O.R. Book 544, Page 2530;

Thence leaving Carpenter Road with the boundary of said 0.918 Acre parcel conveyed to Krusling & Chiodi, with the following two (2) courses and distances:

- 1) **N 86°44'09" W 200.14 feet** to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) **N 03°58'37" E 198.92 feet** to an iron pin set on the North line of Section 1 of Lee Township, also being the South line of Section 2 and the Corporation Line of the Village of Albany;

Thence, **N 86°44'48" W 1165.50 feet** with the North line of Section 1 of Lee Township and said parcel conveyed to Krusling & Chiodi, also being the South Corporation Line of the Village of Albany and Section 2, to a 5/8" o.d. iron pin found (no cap) marking the Southeast corner of a 68.65 Acre parcel conveyed to Janet Sayers, as recorded in O.R. Book 515, Page 1237;

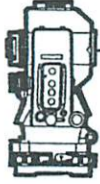
Thence, **N 04°04'16" E 1824.45 feet** with the East line of said parcel conveyed to Sayers, to an iron pin set at the Southwest corner of a parcel conveyed to Jade S. Shank-Drumm, as recorded in O.R. Book 574, Page 838;

Thence, **S 86°51'59" E 696.59 feet** with the South line of said parcel conveyed to Shank-Drumm, and extending along the South line of a parcel conveyed to John Robert & Angela Dawn Gibson, as recorded in Deed Volume 216, Page 443, and extending along the South line of a parcel conveyed to Michael & Malinda Mowry, as recorded in O.R. Book 458, Page 2503, and extending to an iron pin set on the South line of a parcel conveyed to Madison L. Sprinkle, as recorded in O.R. Book 584, Page 247, and being the Northwest corner of a 7.000 Acre parcel conveyed to Ohio Opportunity Alliance, Ltd., as recorded in O.R. Book 611, Page 1838;

Thence with the boundary of said 7.000 Acres, with the following four (4) courses and distances:

- 1) **S 03°11'00" W 426.99 feet** to an iron pin set;
- 2) **S 86°49'28" E 476.04 feet** to an iron pin set;
- 3) **S 04°04'32" W 110.00 feet** to an iron pin set;
- 4) **S 85°58'34" E 186.11 feet** to a point in Carpoenter Road, also being on the "North-South" Half Section Line of Section 2, and passing over an iron pin set at 136.11 feet;

Thence, **S 04°02'47" W 1287.01 feet** with the East line of the "North-South" Half Section Line of Section 2 in Carpenter Road, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **51.144 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



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The above described 51.144 Acre parcel contains 50.226 Acres in Section 2 and the Village of Albany, and 0.918 Acres in Section 1 of Lee Township.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System 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 February of 2024.

Dated 2/22/24
 Job No. 4301-24AT

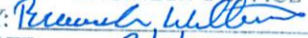

 Scott A. England P.S.
 Ohio Registered Surveyor #7452

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

MAR 01 2024

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 3/1/24

Plat of Survey

Township of Lee, Village of Albany, County of Athens, State of Ohio, part NW Quarter Section 1
Section 1 & SW Quarter of Section 2, Township 10N, Range 15W, of the Ohio Company Purchase

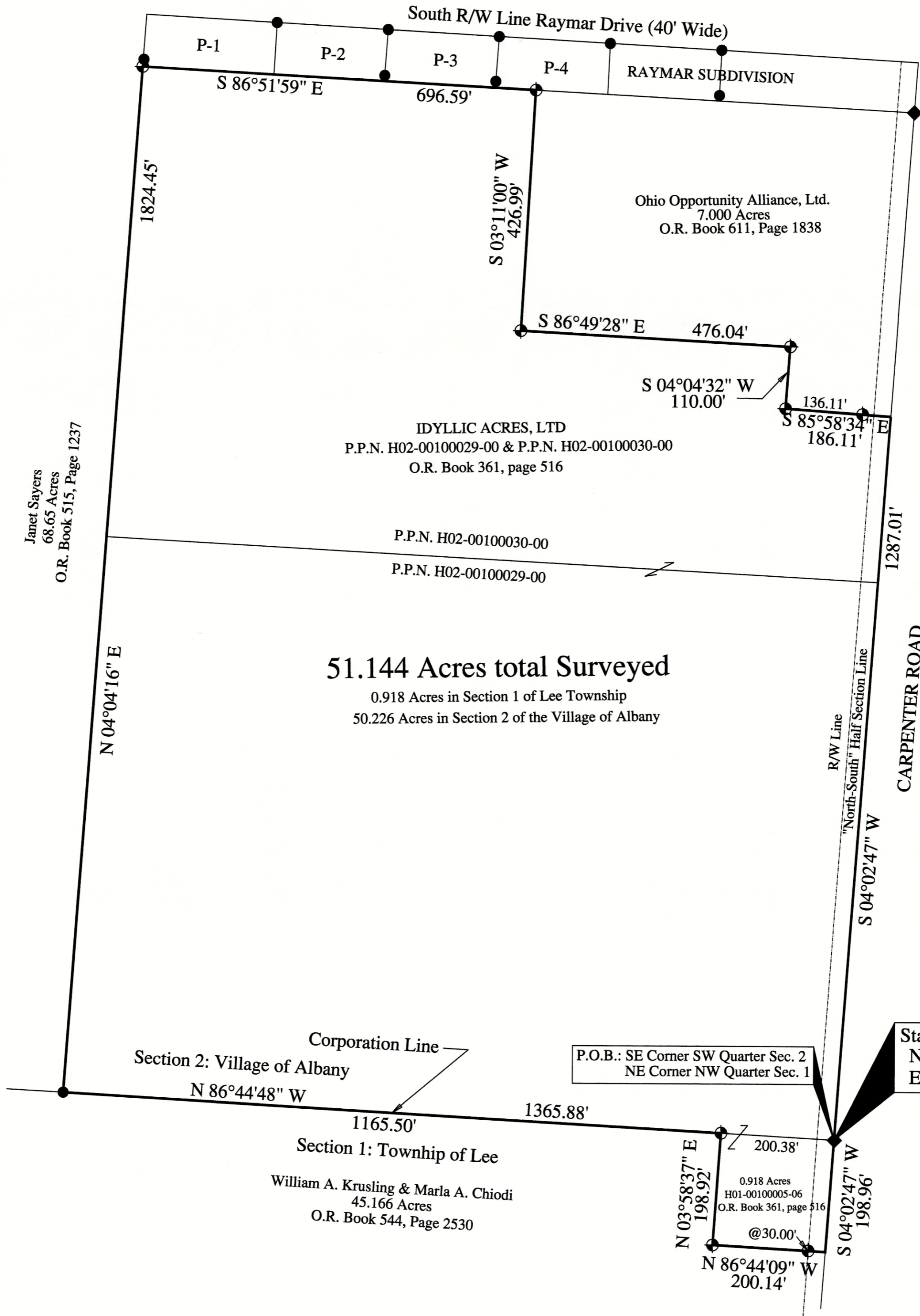
PROPERTY LOCATION:

Being a Survey of 3 Parcels conveyed to Idyllic Acres, Ltd., recorded in O.R. Book 361, Page 516, in the Athens County Deed Records, and being all of Auditor's P.P.N. H02-00100029-00, & P.P.N. H02-00100030-00, & H01-00100005-06.

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

- P-1 Jade S. Shank-Drumm
0.487 Acres
O.R. Book 574, Page 838
- P-2 John Robert & Angela Dawn Gibson
0.409 Acres
Deed Vol. 216, Page 443
- P-3 Michael & Malinda Mowry
0.408 Acres
O.R. Book 458, Page 2503
- P-4 Madison L. Sprankle
0.408 Acres
O.R. Book 584, Page 247



51.144 Acres total Surveyed

0.918 Acres in Section 1 of Lee Township
50.226 Acres in Section 2 of the Village of Albany

P.O.B.: SE Corner SW Quarter Sec. 2
NE Corner NW Quarter Sec. 1

State Plane Coordinates
Northing: 442,678.12
Easting: 2,053,432.26

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 3/1/24

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

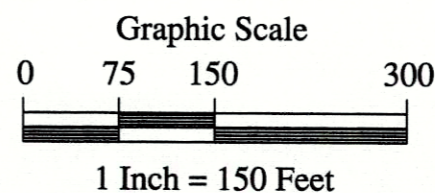
Dated 2/12/24

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



LEGEND

- - 3/4" Square Bolt Found
- - 5/8" o.d. Iron Pin Found (no cap)
- ⊙ - 5/8" o.d. Iron Pin Found capped "Swoyer"
- ◆ - Railroad Spike Found
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



PREPARED BY:
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