

**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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 Buckeye Lake, Ohio 43008



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**Legal Description**  
**0.019 Acres**  
**part Joe & Donna Collins Parcel: Deed Volume 286, Page 198**

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Farm Lot 5 in Section 3, Township 8N, Range 14W, also being part of Lot 6 of the Plat of Pleasanton, and being more particularly described as follows;

Being a Survey of a part of a 1.43 Acre parcel conveyed to Joe & Donna Collins, as recorded in Deed Volume 286, Page 198, in the Athens County Deed Records, being part of Auditor's P.P.N. B01-00100073-00, and further described as follows;

Commencing at a corner post found marking the Southwest corner of Lot 18 of the Plat of Pleasanton marking the Southwest corner of said 1.43 Acre parcel conveyed to Collins (D.V.286,Pg.198) of which this description is a part: said corner post referenced in Deed Volume 384, Page 383, and O.R. Book 272, Page 1643;

Thence, S 89°53'40" E 346.47 feet to an iron pin set marking a corner common to Lot 6, Lot 7, Lot 18, & Lot 19 of the Plat of Pleasanton, being the Northwest corner of Lot 19 conveyed to Eric Brannon, as recorded in O.R. Book 536, Page 2376, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.019 Acre parcel herein to be described;

Thence, N 85°44'51" E 146.92 feet with a line across said 1.43 Acre parcel conveyed to Collins (D.V.286,Pg.198), the same being said Lot 6 of the Plat of Pleasanton, to the centerline of Pleasant Hill Road (Co. Road 21), and passing over a mag nail set in a concrete driveway at 135.50 feet;

Thence, S 25°41'12" E 12.40 feet with the centerline of Pleasant Hill Road, the same being the East line of said 1.43 Acre parcel conveyed to Collins (D.V.286,Pg.198) of which this description is a part, to the Southeast corner thereof, and being the Northeast corner of said Lot 19;


Thence, N 89°53'40" W 151.90 feet with the South line of said 1.43 Acre parcel conveyed to Collins (D.V.286,Pg.198) of which this description is a part, the same being the South line of said Lot 6, also being the North line of Lot 19, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.019 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the South line of Lot 18 of the Plat of Pleasanton, as being N 89°53'40" W, 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 November of 2017.

Dated 11/8/17

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

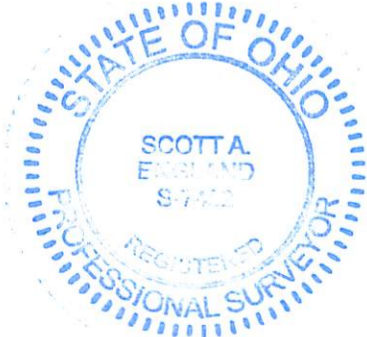
Job No. 3001-17AT

Approved By  
 Athens County Regional Planning Commission

Date: 11/20/17  


Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Brandi Sullivan  
 DATE: 11/9/17





# Plat of Survey

Township of Alexander, County of Athens, State of Ohio, part Farm Lot 5 in Section 3, Township 8N, Range 14W.

**PROPERTY LOCATION:**

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Farm Lot 5 in Section 3, Township 8N, Range 14W.

Being a Survey of a part of a 1.43 Acre parcel conveyed to Joe & Donna Collins, as recorded in Deed Volume 286, Page 198, in the Athens County Deed Records, also being part of Lot 6 of the Plat of Pleasanton, and being part of Auditor's P.P.N. B01-00100073-00.

The bearings of this plat are based on the South Line of Lot 18 of the Plat of Pleasanton, as being N 89°53'43" W, and is an assumed Meridian used to denote angles only.

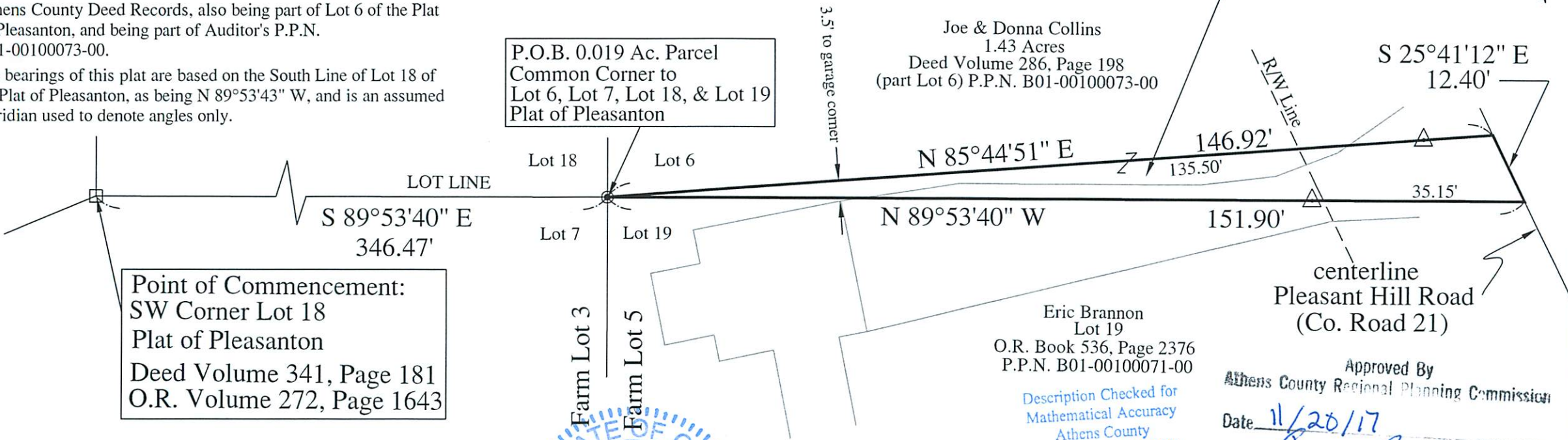
Related Documents

- 1) 1985 Survey of 4.7184 Acres by Gerald W Bayha, P.S.
- 2) 2000 Survey of 8.0043 Acres by Leonard F. Swoyer, P.S.
- 3) Plat of Pleasanton

PREPARED FOR:

LCR Realty  
Athens, Ohio

**0.019 Acres  
Surveyed**



**Point of Commencement:**  
SW Corner Lot 18  
Plat of Pleasanton  
Deed Volume 341, Page 181  
O.R. Volume 272, Page 1643

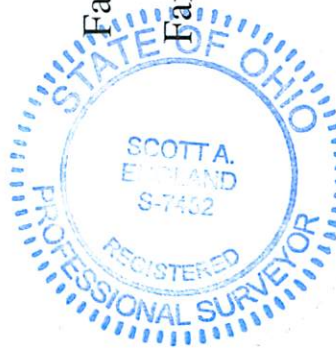
P.O.B. 0.019 Ac. Parcel  
Common Corner to  
Lot 6, Lot 7, Lot 18, & Lot 19  
Plat of Pleasanton

Joe & Donna Collins  
1.43 Acres  
Deed Volume 286, Page 198  
(part Lot 6) P.P.N. B01-00100073-00

Eric Brannon  
Lot 19  
O.R. Book 536, Page 2376  
P.P.N. B01-00100071-00

Approved By  
Athens County Regional Planning Commission

Date: 11/20/17



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Beau Wilkerson*  
DATE: 11/9/17

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

Date: 11/18/17  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
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email: saengland@surveyohio.com

**LEGEND**

- ⊙ - 5/8" x 30" rebar w/red plastic cap labeled "S.A. England #7452"
- △ - Mag Nail Set
- - Wood Corner Post Found

