
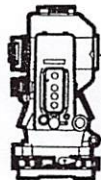


AUG 11 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/11/25



S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

0.548 Acres

All of Rita A. Kovaleski Parcel: O.R. Book 585, Page 1438

Situated in the Township of Alexander, County of Athens, State of Ohio, and being part of Farm Lot 1 & Farm Lot 3 in Sections 28 & 34, Township 8N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a 0.56 Acre parcel conveyed to Rita A. Kovaleski, as recorded in O.R. Book 585, Page 1438, in the Athens County Deed Records, and being all of Auditor's P.P.N. B010280203700, and further described as follows;

Commencing at a 1" o.d. iron pipe found on the North Right of Way Line of Lafayette Street (formerly Short Street per plat) ((30' Wide R/W) marking the Southeast corner of Lot 18 of the Plat of the Town of Hebbardsville, as recorded in Plat Book 9, Page 543, in the Athens County Plat Records,;

Thence N 86°01'15" W 146.52 feet with the North Right of Way Line of Lafayette Street, also being the South line of said Lot 18, to a point in the centerline of Enlow Road (Co. Road 80)(60' Wide R/W);

Thence, S 00°23'45" E 32.72 feet with an arbitrary line to a 5/8" o.d. iron pin found capped "Newcome" at the Northeast corner of a 0.265 Acre parcel conveyed to Helen Dixon & Joseph Flickinger, as recorded in O.R. Book 550, Page 1926;

Thence, S 80°46'16" W 69.04 feet with the North line of said parcel conveyed to Dixon & Flickinger, to a 5/8" o.d. iron pin found (no cap) at the Northwest corner thereof, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.548 Acre** parcel herein to be described;

Thence, S 07°42'02" W 148.26 feet with the West line of said parcel conveyed to Dixon & Flickinger, to a 3/4" o.d. iron pin found on the North line of a 14.25 Acre parcel conveyed to The Ohio University, as recorded in O.R. Book 310, Page 493;

Thence, N 86°24'51" W 134.41 feet with the North line of said parcel conveyed to The Ohio University, to a 1" o.d. iron pipe found at a corner of a 0.854 Acre parcel conveyed to Benjamin L. & Joan K. Wigal, as recorded in O.R. Book 575, Page 1123;

Thence with the boundary of said parcel conveyed to Wigal, with the following two (2) courses and distances;

- 1) N 85°43'45" W 54.01 feet to a 1" o.d. iron pipe found;
- 2) N 04°03'58" E 100.00 feet to a point in Enlow Road, passing over a 1" o.d. iron pipe found at 56.01 feet, and passing over a 5/8" o.d. iron pin found capped "Bayha" at 85.06 feet;

Thence, N 80°10'57" E 203.77 feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.548 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD 83)


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 August of 2025.

Dated

8/18/25

Job No. 4551-25AT


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

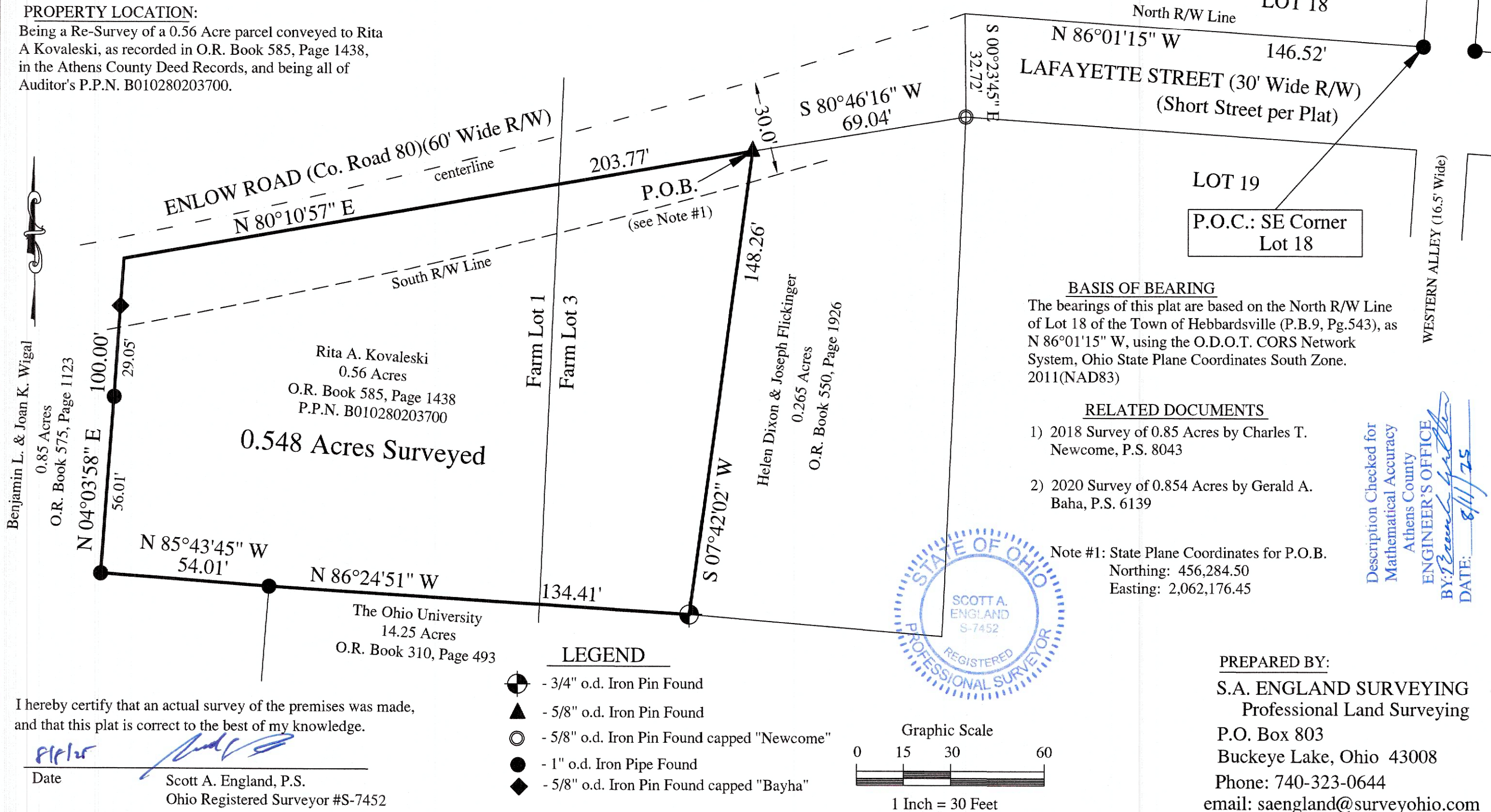


Plat of Survey

Township of Alexander, County of Athens, State of Ohio, part Farm Lot 1 & Farm Lot 3 in Sections 28 & 34, Township 8N, Range 14W, of the Ohio Company's Purchase

PROPERTY LOCATION:

Being a Re-Survey of a 0.56 Acre parcel conveyed to Rita A Kovaleski, as recorded in O.R. Book 585, Page 1438, in the Athens County Deed Records, and being all of Auditor's P.P.N. B010280203700.



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 8/11/25 Scott A. England, P.S.
Ohio Registered Surveyor #S-7452