

**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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**Legal Description**

**6.831 Acres**

**All of Martha Dalton Parcels: O.R. Book 415, Page 2314**

**"EXHIBIT A"**

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Lease Lot 5 in Section 32, Township 8N, Range 14W, and being more particularly described as follows;

Being a Survey of 2 Parcels conveyed to Martha Dalton, as recorded in O.R. Book 415, Page 2314, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100908-00 & B01-00100910-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the South line of Lease Lot 5, also being the North line of Lease Lot 4 and the Northwest corner of Lot 1 of Our Peace Subdivision, as recorded in Plat Envelope 548B, also being the Northeast corner of Lot 4, and being the PRINCIPLE PLACE OF BEGINNING of the 6.831 Acre parcel herein to be described;

Thence, **N 86°30'00" W 177.156 feet** with the North line of said Lot 4, to an iron pin set at the Southeast corner of a parcel conveyed to Jim R. & Connie Ator, as recorded in O.R. Book 306, Page 2377;

Thence, **N 02°22'35" E 343.50 feet** with the East line of said parcel conveyed to Ator (OR306, Pg2377), to a 5/8" o.d. iron pin found marking the Southeast corner of Lease Lot 2 and a parcel conveyed to Kelly P. Abfall, as recorded in O.R. Book 354, Page 1671;

Thence, **N 05°50'50" E 345.83 feet** with the East line of Lease Lot 2 and said parcel conveyed to Abfall (OR354, Pg1671), to an iron pin set at the Southwest corner of a 1.23 Acre parcel conveyed to David Tigner, as recorded in O.R. Book 422, Page 1497;

Thence, **N 87°51'02" E 309.56 feet** with the South line of said parcel conveyed to Tigner (OR422, Pg.1497), to a point in the centerline of State Route 681, and passing over 5/8" o.d. iron pins found at 189.13 feet and 268.99 feet;

Thence, **S 41°38'52" E 124.46 feet** with the centerline of State Route 681, to a point marking the Northwest corner of a 0.54 Acre parcel conveyed to Jimmie & Connie Ator, as recorded in O.R. Book 358, Page 845;

Thence leaving State Route 681 with the boundary of said 0.54 Acre parcel conveyed to Ator (OR358, Pg845), with the following three (3) courses and distances:

- 1) **S 48°00'40" W 119.02 feet** to a 3/4" o.d. iron pin found, and passing over a 3/4" o.d. iron pin found at 31.23 feet;
- 2) **S 04°03'27" W 110.08 feet** to a 5/8" o.d. iron pin found;
- 3) **S 85°58'49" E 150.26 feet** to a point on the West line of said Lot 1 of Our Peace Subdivision, and passing over a 1" o.d. iron pipe found at 149.60 feet;

Thence with the West and North lines of said Lot 1 of Our Peace Subdivision, with the following two (2) courses and distances:

- 4) **S 04°04'43" W 435.37 feet** to a 5/8" o.d. iron pin found;
- 5) **N 86°30'00" W 287.91 feet** to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **6.831 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 North line of Lot 4 of Our Peace Subdivision, as recorded in Plat Envelope 548B, in the Athens County Plat Records, as being **N 86°30'00" W**, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone.

All iron pins set and previously set are 5/8" x 30" rebar 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 April of 2023.

Dated 4/24/23

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



Job No. 4116-23AT-Rev1  
 Legal Description Pre-Approval  
**APPROVED**  
 All transfers are subject to  
 Athens County Conveyance Standards

**APR 26 2023**

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 4/25/23

Jill Thompson  
 Athens County Auditor

# Plat of Survey

## Township of Alexander, County of Athens, State of Ohio, and being part of Lease Lot 5 in Section 32, Township 8N, Range 14W.

**PROPERTY LOCATION:**

Being a Survey of 2 Parcels conveyed to Martha Dalton, as recorded in O.R. Book 415, Page 2314, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100908-00 & P.P.N. B01-00100910-00.

**BASIS OF BEARING**

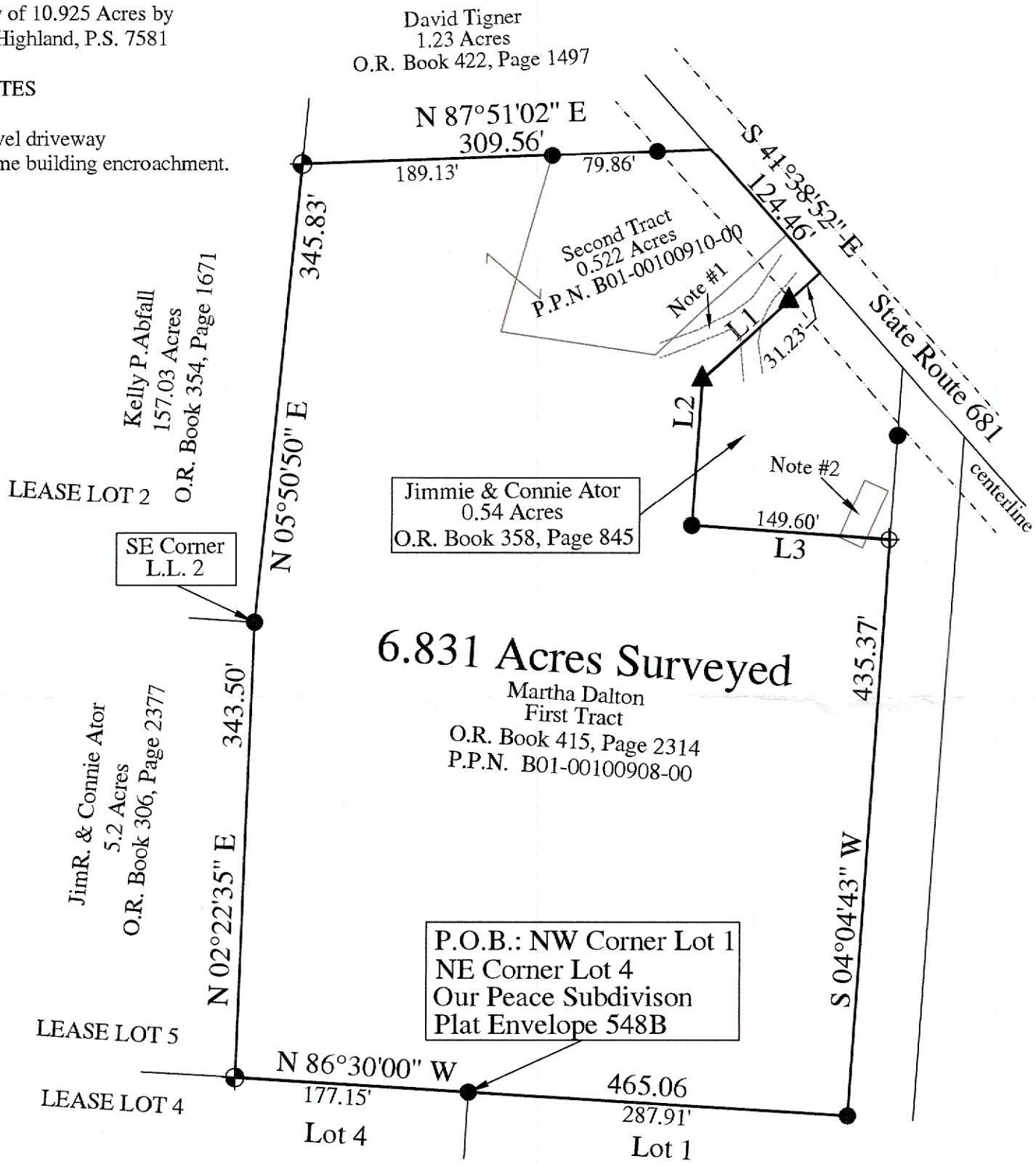
The bearings of this plat are based on the North line of Lot 4 of Our Peace Subdivision, as recorded in Plat Envelope 548B, as being N 86°30'00" W, and based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

**RELATED DOCUMENTS**

- 1) Our Peace Subdivision Plat: Plat Envelope 548B
- 2) 2004 Survey of 10.925 Acres by Kenneth E. Highland, P.S. 7581

**GENERAL NOTES**

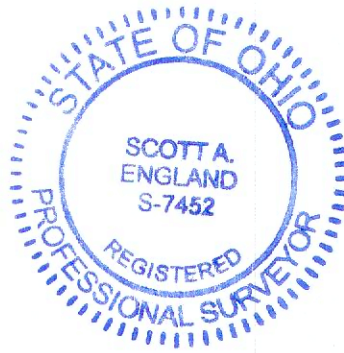
- #1: Shared gravel driveway
- #2: Other's frame building encroachment.



**LEGEND**

- ⊕ - 1" o.d. Iron Pipe Found
- ▲ - 3/4" o.d. Iron Pin Found
- △ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" o.d. x 30" iron pin set w/red cap stamped "S.A. England S-7452"

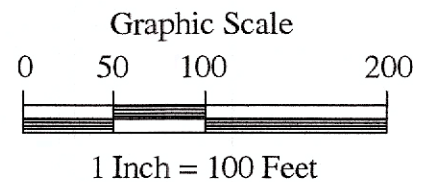
Our Peace Subdivision  
Plat Envelope 548B



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Scott A. England*  
DATE: 4/25/23

**LINE TABLE**

No.	Bearing	Distance
L1	S 48°00'40" W	119.02'
L2	S 04°03'27" W	110.08'
L3	S 85°58'49" E	150.26'



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 4/24/23

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

PREPARED BY:

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