



S.A. ENGLAND SURVEYING
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Legal Description
8.702 Acres
Part Jan Eldridge Parcel: O.R. Book 136, Page 456

Situated in the Township of Alexander, County of Athens, State of Ohio, and being a part of Farm Lot 1 in Section 4, Township 8N, Range 14W, and being more particularly described as follows;

This parcel will be contiguous to the 90 Acre parcel conveyed to Michael J. & Jennifer S. Walsh, as recorded in O.R. Book 337, Page 859, and being Auditor's P.P.N. J01-00100513-00.

Being a Survey of a part of a parcel conveyed to Jan Eldridge, as recorded in O.R. Book 136, Page 456, in the Athens County Deed Records, also being part of Auditor's P.P.N. B01-00100129-01, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the East line of Alexander Township marking the Northeast corner of Farm Lot 1 in Section 4, also being on the West line of Lodi Township and Section 34 marking the Northwest corner of a 90 Acre parcel conveyed to Michael J. & Jennifer S. Walsh, as recorded in O.R. Book 337, Page 859, being the Southeast corner of Farm Lot 4 and a 3.79 Acre parcel conveyed to Neil E. Dicken, as recorded in O.R. Book 559, Page 2408, and being the **PRINCIPLE PLACE OF BEGINNING** of the 8.702 Acre parcel herein to be described;

Thence, **S 03°27'50" W 835.44 feet** with the East line of Farm Lot 1 of Section 4 and Alexander Township, the same being the West line of said 90 Acre parcel conveyed to Walsh and Section 34 of Lodi Township, to a point marking the Northeast corner of a 2.221 Acre parcel conveyed to Michael J. Walsh, as recorded in O.R. Book 445, Page 384: a 1/2" o.d. iron pin found bears N 38°24'49" E 0.15 feet;

Thence leaving said Township Line with the North line of said 2.221 Acre parcel conveyed to Walsh, with the following two (2) courses and distances:

- 1) **S 38°24'49" W 120.55 feet** to a 5/8 o.d. iron pin found;
- 2) **S 88°10'34" W 130.61 feet** to a 1" o.d. iron pipe found capped "O.D.O.T." on the East Limited Access Right of Way Line of U.S. Route 33;

Thence with the East Limited Access Right of Way Line of U.S. Route 33, with the following two (2) courses and distances:

- 1) **N 20°02'06" W 853.75 feet** to a 1" o.d. iron pipe found capped "O.D.O.T.";
- 2) **N 29°24'13" W 187.72 feet** to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 44 Acre parcel conveyed to Neal E. & Suzanne Dicken, as recorded in O.R Book 73, Page 512;

Thence, **S 87°02'33" E 641.43 feet** leaving U.S Route 33 with the South line of said 44 Acre parcel conveyed to Dicken, and extending along the South line of said 3.79 Acre parcel conveyed to Dicken, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 489.66 feet, and containing **8.702 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 East line of Section 4 of Alexander Township, the same being the West line of Section 34 of Lodi Township, as being **S 03°27'50" W**, and is an assumed Meridian used to denote angles only.

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 4/12/23

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

Job No. 4122-23AT

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

APR 13 2023

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: John E. Stas
 DATE: 4/13/23



Plat of Survey

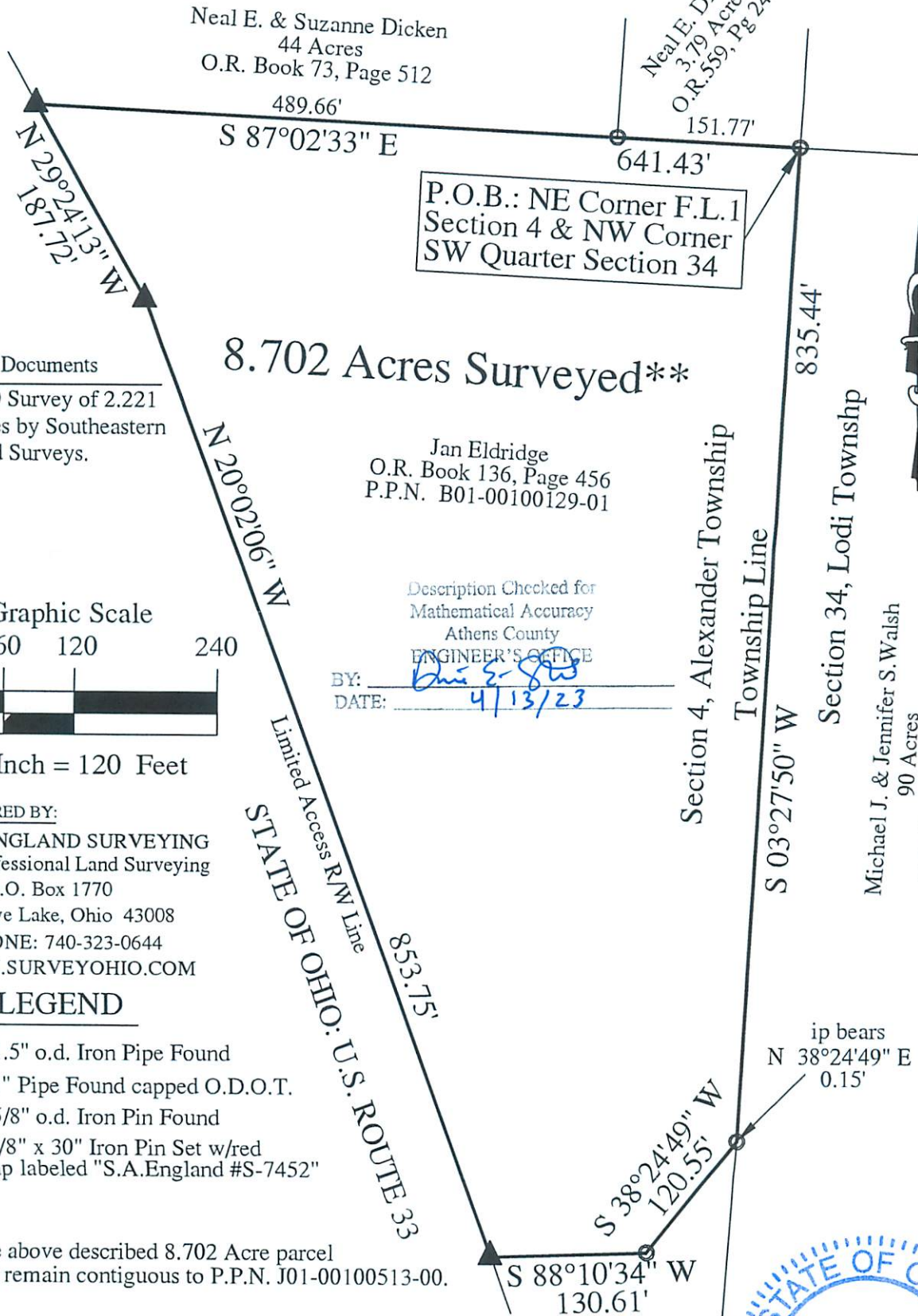
Township of Alexander, County of Athens, State of Ohio,
part Farm Lot 1 in Section 4, Township 8N, Range 14W.

PROPERTY LOCATION:

Being a Survey of a part of a parcel conveyed to Jan Eldridge, as recorded in O.R. Book 136, Page 456, in the Athens County Deed Records, and being part of Auditor's P.P.N. B01-00100129-01.

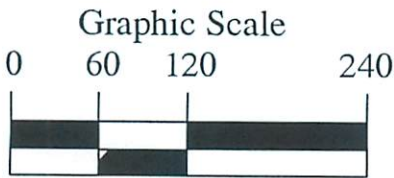
BASIS OF BEARING

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



Related Documents

- 1) 2010 Survey of 2.221 Acres by Southeastern Land Surveys.



1 Inch = 120 Feet

PREPARED BY:

S.A. ENGLAND SURVEYING
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LEGEND

- - 1.5" o.d. Iron Pipe Found
- ▲ - 1" Pipe Found capped O.D.O.T.
- - 5/8" o.d. Iron Pin Found
- - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"

** - The above described 8.702 Acre parcel will remain contiguous to P.P.N. J01-00100513-00.

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

Date 4/11/23
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

P.O.B.: NE Corner F.L. 1
Section 4 & NW Corner
SW Quarter Section 34

Jan Eldridge
O.R. Book 136, Page 456
P.P.N. B01-00100129-01

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 4/13/23

