

## S.A. ENGLAND SURVEYING

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



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### Legal Description

Tract 1: 18.469 Acres

part Todd E. Wolfe & Susan Bennett-Wolfe Parcels: O.R. Book 305, Page 1705  
& O.R. Book 391, Page 2368

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of Section 16 & Section 17, Township 6N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of 2 Parcels conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 305, page 1705 & O.R. Book 391, Page 2368, in the Athens County Deed Records, and being part of Auditor's P.P.N. C01-00100302-00 & C01-00100299-04, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of Section 16, also being the Southeast corner of Section 17;

Thence, N 85°17'32" W 1403.47 feet with the North line of Section 16, also being the South line of Section 17, to an iron pin set on the East line of said parcel conveyed to Wolfe (O.R.391,Pg.2368) of which this description is a part, also being on the West line of a 21.935 Acre parcel conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 391, Page 2368, being the **PRINCIPLE PLACE OF BEGINNING**, of the 18.469 Acre parcel herein to be described, and passing over 5/8" o.d. iron pins found at 199.52 feet and 339.87 feet respectively;

Thence, S 40°04'51" W 478.94 feet with the East line of said parcel conveyed to Wolfe (O.R.305,Pg.1705), the same being the West line of said 21.935 Acre parcel conveyed to Wolfe (O.R.391,Pg.2368), to the centerline of Henry Road (Twp. Road 340), and passing over a 5/8" o.d. iron pin found at 457.90 feet;

Thence with the centerline of Henry Road, the same being the South line of said parcel conveyed to Wolfe (O.R.305,Pg.1705), with the following two (2) courses and distances:

- 1) N 58°19'17" W 82.29 feet to an angle point;
- 2) N 59°31'35" W 25.75 feet to an angle point;

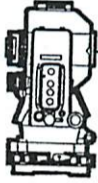
Thence with a division line across said parcels conveyed to Wolfe (O.R.305,Pg.1705 & O.R.391,Pg.2368), with the following four (4) courses and distances:

- 3) N 40°04'51" E 647.09 feet to an iron pin set, passing over an iron pin set at 25.00 feet, and passing over the line between said Section 16 & Section 17 at 419.44 feet;
- 4) N 85°17'38" W 487.58 feet to an iron pin set;
- 5) S 39°33'30" W 361.96 feet to an iron pin set;
- 6) S 52°54'12" W 98.02 feet the South line thereof in the centerline of Henry Road (Twp. Road 340), and passing over an iron pin set at 73.06 feet;

Thence, N 63°58'42" W 179.56 feet with the centerline of Henry Road, the same being the South line of said parcel conveyed to Wolfe (O.R.305,Pg.1705), to the Southeast corner of a 10.367 Acre parcel conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 302, Page 577,

Thence, N 17°13'24" E 1311.20 feet leaving Henry Road with the West line of said parcels conveyed to Wolfe (O.R.305,Pg.1705 & O.R.391,Pg.2368), the same being the East line of said 10.367 Acre parcel conveyed to Wolfe (O.R.302,Pg.577), to a 5/8" o.d. iron pin found on the South line of a 149.43 Acre parcel conveyed to Purdy Brooks, Trustee, as recorded in O.R. Book 461, Page 653, passing over a 5/8" o.d. iron in found at 14.54 feet, and passing over the line between said Section 16 & Section 17 at 114.24 feet;

Thence, S 38°58'33" E 536.29 feet with the North line of said parcel conveyed to Wolfe (O.R.391,Pg.2368), the same being the South line of said parcel conveyed to Purdy Brooks, Trustee (O.R.461,Pg.653), to a 30" diameter osage orange tree marking the Southwest corner of a parcel conveyed to Toni Jago Holdcroft, as recorded in O.R. Book 368, Page 1649;



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Thence with the North line of said parcel conveyed to Wolfe (O.R.391,Pg.2368) of which this description is a part, the same being the South line of said parcel conveyed to Holdcroft (O.R.368,Pg.1649), with the following six (6) courses and distances:

- 7) S 68°00'02" E 168.51 feet to an iron pin set;
- 8) S 59°49'48" E 113.11 feet to an iron pin set;
- 9) S 53°41'41" E 105.99 feet to an iron pin set;
- 10) S 31°45'29" E 102.16 feet to an iron pin set;
- 11) S 27°22'40" E 190.68 feet to an iron pin set;
- 12) S 51°16'26" E 29.22 feet to a stone found marking the Northwest corner of said 21.935 Acre parcel conveyed to Wolfe (O.R.391,Pg.2368);

Thence, S 40°04'51" W 449.34 feet with the East line of said parcel conveyed to Wolfe (O.R.391,Pg.2368) of which this description is a part, the same being the West line of said 21.935 Acre parcel conveyed to Wolfe (O.R.368,Pg.1649), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 18.469 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The above described 18.469 Acre parcel contains 1.964 Acres in Section 16 (from P.P.N. C01-00100302-00) and 16.505 Acres in Section 17 (from P.P.N. C01-00299-04).


The bearings of the above description are based on the North line of Section 16, the same being the South line of Section 17, as being N 85°17'32" 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 11/14/17

Job No. 3039-17AT-Tract1 Rev1

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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 11/14/17





# Plat of Survey

Township of Ames, County of Athens, State of Ohio, part Section 16 & Section 17, Township 6N, Range 13W, of the Ohio Company's Purchase.

**PREPARED FOR:**

Molly Blair  
Athens, Ohio

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Scott A. England*  
DATE: 11/14/17

**LINE TABLE**

No.	Bearing	Distance
L1	S 52°54'12" W	98.02'
L2	S 59°49'48" E	113.11'
L3	S 53°41'41" E	105.99'
L4	S 31°45'29" E	102.16'
L5	S 51°16'26" E	29.22'
L6	N 58°19'17" W	82.29'
L7	N 59°31'35" W	106.74'
L8	N 61°56'41" W	46.11'

**PROPERTY LOCATION:**

Situated in the Township of Ames, County of Athens, State of Ohio, and being part of Section 16 & Section 17, Township 6N, Range 13W, of the Ohio Company's Purchase.

Being a Survey of a parcel conveyed to Todd E. Wolfe & Susan Bennett-Wolfe, as recorded in O.R. Book 305, Page 1705 & O.R. Book 391, Page 2368, in the Athens County Deed Records, and being all of Auditor's Parcel No. C01-00100302-00, & P.P.N. C01-00100299-04.

The bearings of this plat are based on the North line of Section 16, the same being the South line of Section 17, as being N 85°17'32" W, and is an assumed Meridian used to denote angles only.

**RELATED DOCUMENTS**

- 1) 2000 Survey of 10.367 Acres by Alan D. Robinson, P.S.
- 2) 2001 Survey of 21.935 Acres by Alan D. Robinson, P.S.
- 3) 2011 Survey of 149.43 Acres by John M. Branner, P.S.

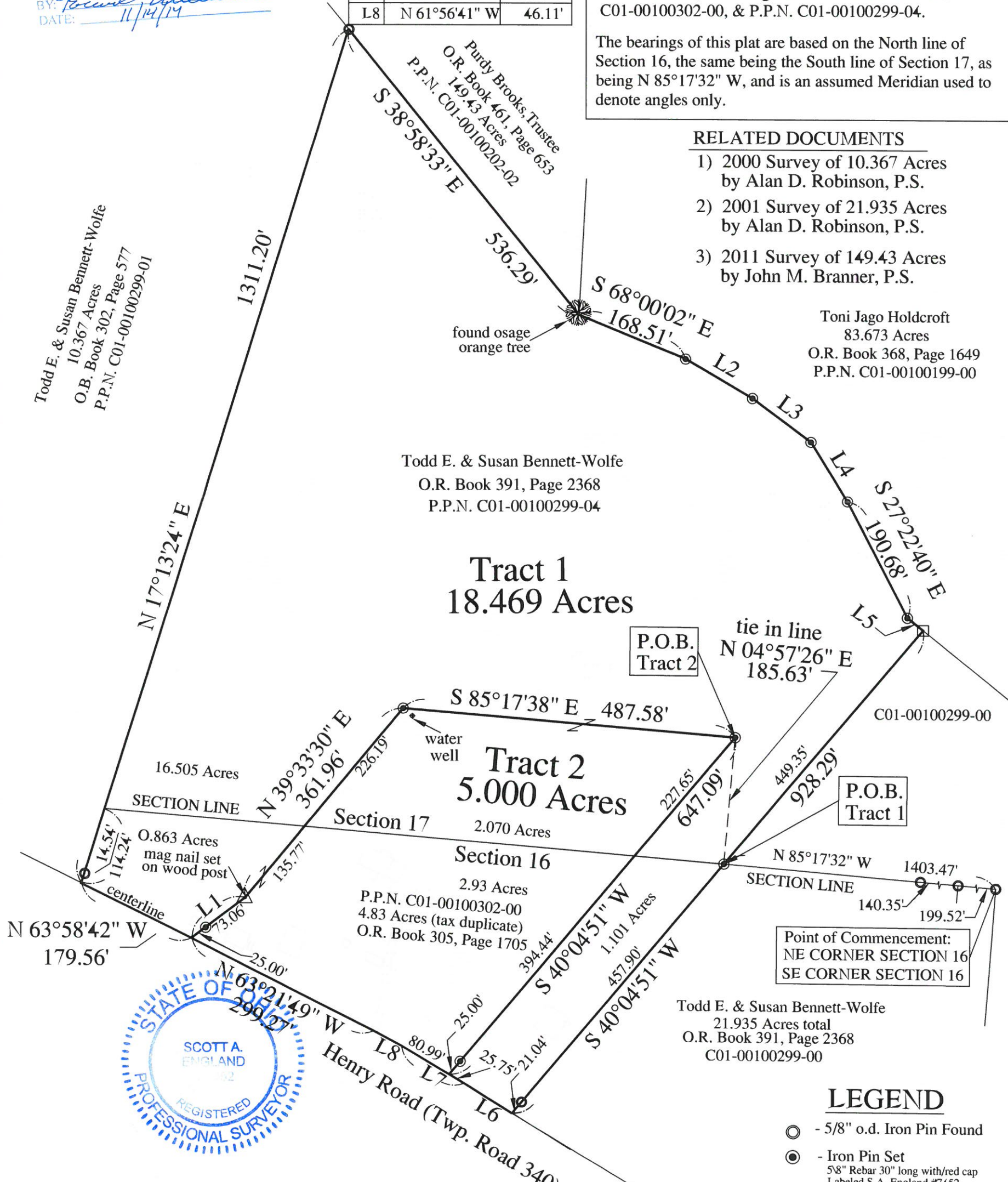
Toni Jago Holdcroft  
83.673 Acres  
O.R. Book 368, Page 1649  
P.P.N. C01-00100199-00

Todd E. & Susan Bennett-Wolfe  
10.367 Acres  
O.B. Book 302, Page 577  
P.P.N. C01-00100299-01

Todd E. & Susan Bennett-Wolfe  
O.R. Book 391, Page 2368  
P.P.N. C01-00100299-04

**Tract 1**  
18.469 Acres

**Tract 2**  
5.000 Acres



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

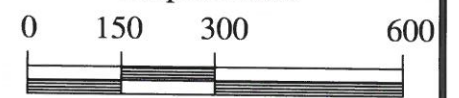
Date: 11/14/17  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
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**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set  
5/8" Rebar 30" long with/red cap  
Labeled S.A. England #7452
- - Stone Found

**Graphic Scale**



1 Inch = 150 Feet