

## S.A. ENGLAND SURVEYING

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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

21.856 Acres

#### All of Richard G. Linn & Brooke Hallowell Parcel: O.R. Book 415, Page 869

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of Fractional Lot 18 in Section 22, Township 6N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of 22.27 Acre parcel conveyed to Richard G. Linn & Brooke Halloway, as recorded in O.R. Book 415, Page 869, in the Athens County Deed Records, and being all of Auditor's P.P.N. C01-00100358-00, and further described as follows;

Commencing at an iron pin set in a 32" diameter Sugar Tree Stump marking a corner of a 26.40 Acre parcel conveyed to Lawrence Richard & Jill Christine Kasler, as recorded in O.R. Book 126, Page 201, also being a corner of a 4.691 Acre parcel conveyed to Beth A. Ring, as recorded in O.R. Book 100, Page 213, and being the **PRINCIPLE PLACE OF BEGINNING** of the 21.856 Acre parcel herein to be described: said iron pin bears S 83°16'48" E 689.03 feet and N 06°43'11" E 1357.73 feet from the Northwest corner of Fractional Lot 30 in Section 21;

Thence, N 32°41'25" W 452.35 feet with the East line of said parcel conveyed to Ring (O.R.100,Pg.213), to a 1" o.d. iron pipe found on the West bank of Horse Cave Run on the East line of a parcel conveyed to Geoffrey Baker, ETAL, as recorded in O.R. Book 191, Page 265;

Thence with the centerline of Horse Cave Run, the same being the East line of said parcel conveyed to Baker, ETAL (O.R.191,Pg.265), with the following ten (10) courses and distances:

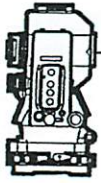
- 1) N 83°08'32" E 39.11 feet to an angle point;
- 2) N 32°52'22" E 46.22 feet to an angle point;
- 3) N 48°43'02" E 83.09 feet to an angle point;
- 4) N 58°30'50" E 116.10 feet to an angle point;
- 5) N 36°20'11" E 48.14 feet to an angle point;
- 6) N 69°22'05" E 34.33 feet to an angle point;
- 7) S 74°17'08" E 119.80 feet to an angle point;
- 8) N 46°29'03" E 65.00 feet to an angle point;
- 9) N 23°11'49" E 73.34 feet to an angle point;
- 10) N 54°49'22" E 225.56 feet to an iron pin set on the West bank of Horse Cave Run, also being on the North line of said Fractional Lot 18, and being on the South line of a parcel conveyed to Michael W. & Margaret M. Toomey, as recorded in Deed Book 382, Page 449;

Thence, S 83°33'19" E 1382.70 feet with the North line of said Fractional Lot 18, the same being the South line of said parcel conveyed to Toomey (D.V.382,Pg.449), to a stone found marking the Northwest corner of a parcel conveyed to Timothy L. Traxler, ETAL, as recorded in O.R. Book 49, Page 179;

Thence, S 05°29'10" W 87.17 feet with the West line of said parcel conveyed to Traxler, ETAL (O.R.49,Pg.179), to a railroad spike set in the centerline of Hooper Ridge Road (Co. Road 36);

Thence with the centerline of Hooper Ridge Road, with the following nine (9) courses and distances:

- 11) S 67°48'29" W 47.69 feet to an angle point;
- 12) S 60°06'18" W 47.42 feet to an angle point;
- 13) S 57°07'53" W 130.75 feet to an angle point;
- 14) S 53°52'03" W 50.33 feet to an angle point;
- 15) S 45°10'40" W 89.98 feet to an angle point;
- 16) S 36°24'32" W 85.01 feet to an angle point;
- 17) S 28°13'19" W 172.06 feet to an angle point;
- 18) S 36°54'49" W 54.16 feet to an angle point;
- 19) S 43°16'20" W 93.85 feet to a railroad spike found marking the Southeast corner of a parcel conveyed to Ellis Joe & Virginia Lee Kasler, as recorded in O.R. Book 126, Page 204;



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Thence, N 57°01'05" W 530.98 feet with the North line of said parcel conveyed to Ellis & Virginia Kasler (O.R.126,Pg.204), to a stone found;

Thence, S 63°31'18" W 610.05 feet with the North line of said parcel conveyed to Ellis & Virginia Kasler (O.R.126,Pg.204), and extending along the boundary of said parcel conveyed to Lawrence & Jill Kasler (O.R.126,Pg.201), to a stone found, and passing over a 1" o.d. iron pipe found at 422.11 feet;

Thence continuing with the boundary of said parcel conveyed to Lawrence & Jill Kasler (O.R.126,Pg.201), with the following two (2) courses and distances:

- 20) N 20°45'25" W 158.25 feet to a stone found;
- 21) S 48°06'39" W 278.40 feet to the **PRINCIPLE PLACE OF BEGINNING.**


Said parcel as surveyed contains **21.856 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of Fractional Lot 18, as being S 83°33'19" E, and is an assumed Meridian used to denote angles only.


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 is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2018.

Dated 3/22/18

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

Job No. 3056-18AT

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 3/26/18



# Plat of Survey

Township of Ames, County of Athens, State of Ohio,  
part Fractional Lot 18 in Section 22, Township 6N,  
Range 13W, of the Ohio Company's Purchase.

### PROPERTY LOCATION:

Situated in the Township of Ames, County of Athens, State of Ohio, and being part of Fractional Lot 18 in Section 22, Township 6N, Range 13W, of the Ohio Company's Purchase.

Being a Re-Survey of a 22.27 Acre parcel conveyed to Richard G. Linn & Brooke Hollowell, as recorded in O.R. Book 286, Page 1090, in the Athens County Deed Records, and being all of Auditor's P.P.N. C01-00100358-00.

The bearings of this plat are based on the North Line of Fraction 18, as being N 83°33'19" W, and is an assumed Meridian, used to denote angles only.

### Related Documents

- 1) 1992 Survey of 26.40 Acres & 7.491 Acres by John M. Branner, P.S.
- 2) 2011 Survey of 6.65 Acres by James R. Cartwright, P.S.

### LINE TABLE

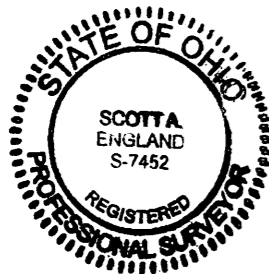
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 83°08'32" E	39.11'	L11	S 67°48'29" W	47.69'
L2	N 32°52'22" E	46.22'	L12	S 60°06'18" W	47.42'
L3	N 48°43'02" E	83.09'	L13	S57°07'53" W	130.75'
L4	N 58°30'50" E	116.10'	L14	S 53°52'03" W	50.33'
L5	N 36°20'11" E	48.14'	L15	S 45°10'40" W	89.98'
L6	N 69°22'05" E	34.33'	L16	S 36°24'32" W	85.01'
L7	S 74°17'08" E	119.80'	L17	S 28°13'19" W	172.06'
L8	N 46°29'03" E	65.00'	L18	S 36°54'49" W	54.16'
L9	N 23°11'49" E	73.34'	L19	S 43°16'20" W	93.85'
L10	S 05°29'10" W	87.17'	L20	N 20°45'25" W	158.25'

### PREPARED FOR:

LCR Realty  
Athens, Ohio

### LEGEND

- - 1" o.d. Iron Pipe Found
- - Iron Pin Set  
5/8" Rebar 30" long with/red cap  
Labeled S.A. England #7452
- ▲ - Railroad Spike Found
- △ - Railroad Spike Set
- ⊕ - Stone Found
- - 5/8" o.d. Iron Pin Found



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 3/22/18  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

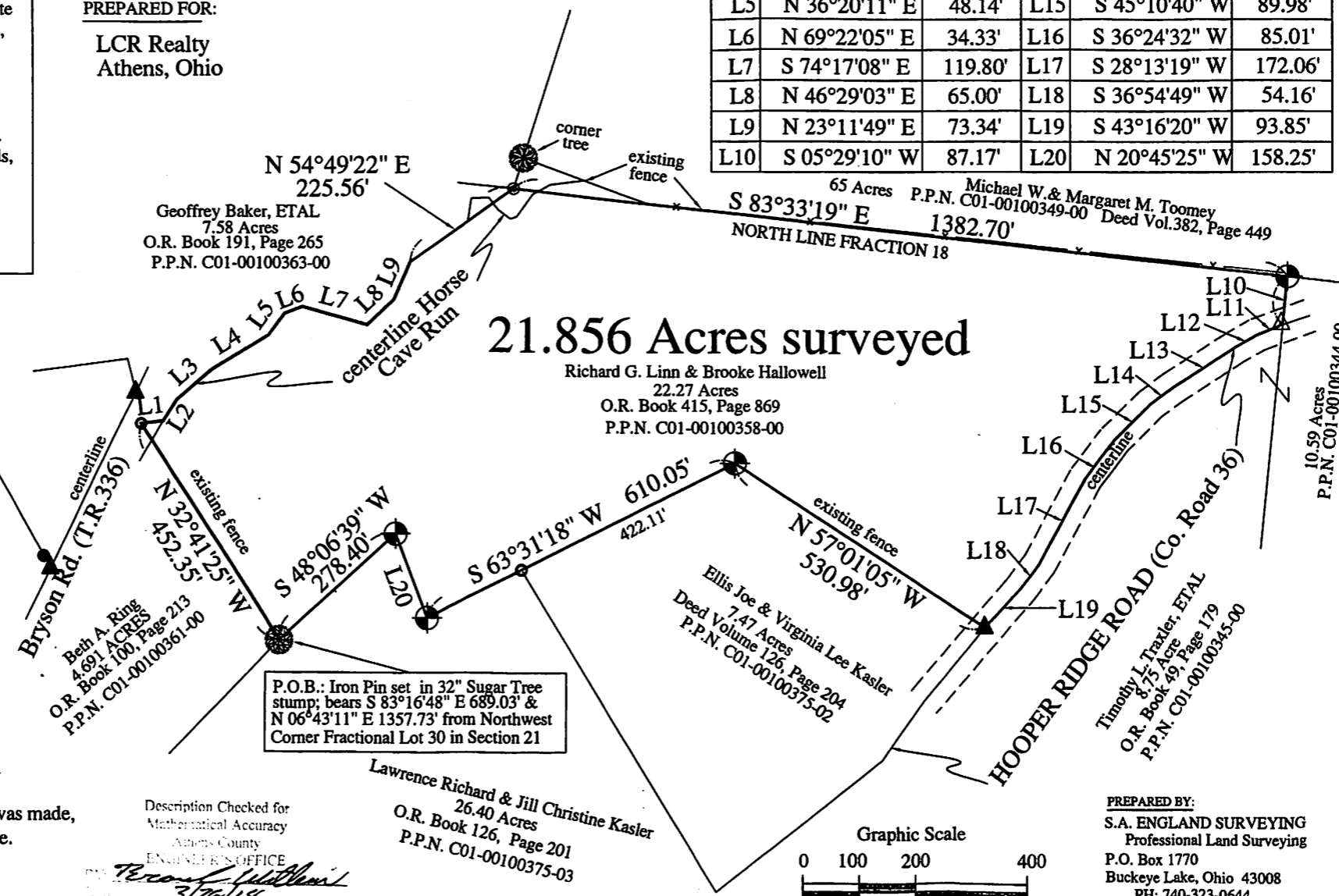
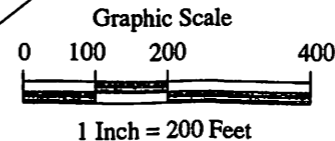
3/26/18

Lawrence Richard & Jill Christine Kasler  
26.40 Acres  
O.R. Book 126, Page 201  
P.P.N. C01-00100375-03

Ellis Joe & Virginia Lee Kasler  
7.47 Acres  
Deed Volume 126, Page 204  
P.P.N. C01-00100375-02

Timothy L. Trautler, ETAL  
8.75 Acres  
O.R. Book 49, Page 179  
P.P.N. C01-00100345-00

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
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21.856 Acres surveyed

Richard G. Linn & Brooke Hollowell  
22.27 Acres  
O.R. Book 415, Page 869  
P.P.N. C01-00100358-00

Geoffrey Baker, ETAL  
7.58 Acres  
O.R. Book 191, Page 265  
P.P.N. C01-00100363-00

65 Acres Michael W. & Margaret M. Toomey  
S 83°33'19" E 1382.70'  
NORTH LINE FRACTION 18  
P.P.N. C01-00100349-00 Deed Vol. 382, Page 449

10.59 Acres  
P.P.N. C01-00100344-00