

S.A. ENGLAND SURVEYING

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



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Legal Description Tract 1: 12.616 Acres

Situated in the Township of Ames, County of Athens, State of Ohio, and being part of Section 3, Township 6N, Range 13W, and being more particularly described as follows;

Being a Survey of all of a 4.77 Acre parcel (P.P.N. C01-00100078-00, all of a 0.605 Acre parcel (P.P.N. C01-001-00077-00) and all of a 0.077 acre parcel (P.P.N. C01-001-00079-00) conveyed to conveyed to Croy H. & Patricia M. Harris, as recorded in O.R. Book 579, Page 2160, also being part of a 2.005 Acre parcel (P.P.N. C01-001-00077-01) and part of an 11.48 Acre parcel conveyed to C.P. Harris Rentals, LLC, as recorded in O.R. Book 579, Page 2155, in the Athens County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Corporation Line of the Village of Amesville marking the Northwest corner of James Patterson's Addition, as recorded in Plat Envelope 35B, in the Athens County Plat Records, also being the Northeast corner of a 2.86 Acre parcel conveyed to Deborah S. Kasler, as recorded in O.R. Book 581, Page 708, and being the **PRINCIPLE PLACE OF BEGINNING** of the 12.616 Acre parcel herein to be described;

Thence, S 78°47'37" W 436.25 feet with the North Corporation Line of the Village of Amesville and said 2.86 Acre parcel conveyed to Kasler, and extending along the North line of a 0.610 Acre parcel conveyed to David Glass, ETAL, Trustee, as recorded in O.R. Book 512, Page 2697, to a 5/8" o.d. iron pin found on the East line of a 1.759 Acre parcel conveyed to Quality Business Investments, LLC, as recorded in O.R. Book 617, Page 1004;

Thence continuing with said Corporation Line and the boundary of said 1.759 Acre parcel conveyed to Quality Business Investments, LLC, with the following two (2) courses and distances:

- 1) N 05°41'00" E 143.05 feet to a 5/8" o.d. iron pin found;
- 2) S 89°55'36" W 226.68 feet to a 1" o.d. iron pipe found on the East Bank of Federal Creek and a 28.01 Acre parcel conveyed to Heather Lee King, as recorded in O.R. Book 561, Page 746, and passing over a mag nail set in the centerline of State Route 329 at 208.46 feet;

Thence with the East Bank of Federal Creek and said 28.01 Acre parcel conveyed to Lee, with the following three (3) courses and distances:

- 1) N 15°54'48" W 107.40 feet to an "inaccessible point";
- 2) N 09°00'11" E 155.25 feet to an "inaccessible point";
- 3) N 27°15'40" E 172.27 feet to an iron pin set;

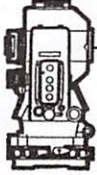
Thence continuing with the East line of said 28.01 Acre parcel conveyed to Lee, with the following two (2) courses and distances:

- 1) N 77°11'18" W 92.10 feet to a 1" o.d. iron pipe found;
- 2) N 12°50'12" E 200.28 feet to an iron pin set;

Thence with a line across said 11.48 Acre parcel conveyed to C.P. Rentals, LLC with the following eight (8) courses and distances:

- 1) S 82°06'14" E 118.99 feet to an iron pin set, and passing over the centerline of State Route 329 at 97.07 feet;
- 2) S 66°27'46" E 24.02 feet to an iron pin set;
- 3) S 45°26'10" E 63.76 feet to an iron pin set;
- 4) S 12°38'52" W 152.68 feet to an iron pin set;
- 5) S 81°18'01" E 98.00 feet to an iron pin set;
- 6) N 67°44'47" E 200.80 feet to an iron pin set;
- 7) N 14°16'28" E 195.50 feet to an iron pin set;
- 8) N 80°51'36" W 383.72 feet to a point in the centerline of State Route 329, and passing over an iron pin set at 353.72 feet;

Thence, N 01°52'30" E 37.70 feet with the centerline of State Route 329, to a point marking the Southwest corner of a 4.37 Acre parcel conveyed to George H. Wood, as recorded in O.R. Book 536, Page 1118;



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Thence, N 87°56'12" E 753.04 feet leaving State Route 329 with the South line of said 4.37 Acre parcel conveyed to Wood and extending along the South line of a 38.35 Acre parcel conveyed to George H. Wood, as recorded in Deed Book 119, Page 235, to a 1/2" o.d. iron pin found at the Northwest corner of a 20.76 Acre parcel conveyed to David W. & Paula Starlin, as recorded in OR. Book 516, Page 2621, passing over a 5/8" o.d. iron pin found at 30.72 feet, and passing over an iron pin set at 306.29 feet;

Thence with the West boundary of said 20.76 Acre parcel conveyed to Starlin, with the following three (3) courses and distances:

- 1) S 13°28'54" W 414.29 feet to an iron pin set;
- 2) S 86°12'02" W 100.50 feet to a 3" o.d. iron pipe found;
- 3) S 13°57'42" E 180.43 feet to a point marking the Northwest corner of a 0.550 Acre parcel conveyed to Richard L. Starlin, as recorded in Deed Volume 375, Page 589: said point bears S 72°29'23" W 18.94 feet from a 5/8" o.d. iron pin found;

Thence, S 19°46'30" E 232.32 feet with the West line of said 0.550 Acre parcel conveyed to Starlin, to an iron pin set on the North line of a 12 foot wide alley and the North Corporation line of the Village of Amesville and James Patterson's Addition;

Thence with the North Corporation line of the Village of Amesville and said James Patterson's Addition, with the following two (2) courses and distances:

- 1) S 77°57'29" W 160.82 feet to a 3" square rod found;
- 2) S 78°47'37" W 14.00 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 12.616 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The acreage in the above described 0.161 Acre parcel is broken down as follows:

P.P.N. C01-001-00079-00:	0.070 Acres
P.P.N. C01-001-00077-00:	0.605 Acres
P.P.N. C01-001-00077-01:	2.005 Acres
P.P.N. C01-001-00080-00:	5.236 Acres
P.P.N. C01-001-00078-00:	4.700 Acres

TOTAL: 12.616 Acres

Subject to the Flood Zone 'A' Plain.

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

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 October of 2023 and October of 2024.

Dated

10/21/24

Job No. 4093-23AT-Tract I

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

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

FEB 20 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10/21/24



Plat of Survey

Township of Ames, County of Athens, State of Ohio,

part Section 3, Township 6N, Range 13W

PROPERTY LOCATION:

Being a Survey of 2 Parcels conveyed to C.P. Harris, Rentals, as recorded in O.R. Book 579, Page 2155, and being all of Auditor's P.P.N. C01-001-00080-00, P.P.N. C01-001-00077-01, and 3 Parcels conveyed to Croy H. & Patricia Harris, as recorded in O.R. Book 579, Page 2160, and being all of Auditor's P.P.N. C01-001-00077-00, P.P.N. C01-001-00078-00, & P.P.N. C01-001-00079-00.

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(83)

LINE TABLE

No.	Bearing	Distance
L1	N 81°18'01" W	98.00'
L2	N 45°26'10" W	63.76'
L3	N 66°27'46" W	24.02'
L4	N 43°37'20" E	90.44'
L5	N 35°37'48" E	122.38'
L6	N 65°49'08" E	103.75'
L7	S 01°52'30" W	37.70'
L8	S 78°47'37" W	14.00'
L9	N 77°11'18" W	92.10'

REFERENCES:

- 1983 Survey of 0.547 Acres by John M. Branner, P.S. 6805.
- 1992 Survey of 4.373 Acres by Leonard F. Swoyer, Jr., P.S. 6765.
- 1999 Survey of 2.005 Acres by George F. Seymour, P.S. 6044.
- 2007 Survey of 49.5565 Acres & 5.010 Acres by C. Thomas Smith, P.S. 6844.
- 2012 Survey of 0.07 Acres by John M. Branner, P.S. 6805

ACREAGE BREAKDOWN TRACT 1

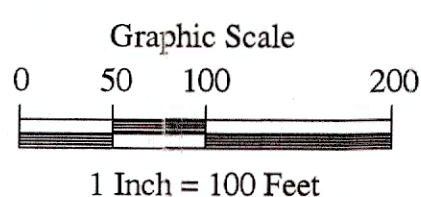
P.P.N.	C01-001-00079-00:	0.070 Acres
P.P.N.	C01-001-00077-00:	0.605 Acres
P.P.N.	C01-001-00077-01:	2.005 Acres
P.P.N.	C01-001-00080-00:	5.236 Acres
P.P.N.	C01-001-00078-00:	4.700 Acres
TOTAL		12.616 Acres

Subject to the Flood Zone 'A' Plain.



LEGEND

- ▲ - Mag Spike Set
- - 3" Square Rod
- ⊙ - 3/8" o.d. Iron Pin Found
- ▼ - 1/2" o.d. Iron Pin Found
- - 5/8" o.d. Iron Pin Found
- ◆ - 1" o.d. Iron Pipe Found
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Hetherington*
DATE: 10/21/24

PREPARED BY:

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