

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
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Legal Description
0.199 Acres

Situated in the City of Athens, County of Athens, and in the State of Ohio, and being a survey of all of a 0.048 acre parcel conveyed to David A. and Elizabeth G. Koonce, of record in Official Record _____, page _____ and all of a parcel being currently conveyed to James R. Sands et al, of record in Official Record 62, page 224, in the record of deeds in the Athens County Recorders Office, and being further described as follows;

Commencing, at the Southwest corner of City of Athens Lot #1838, said point being on the North right-of-way line of East State Street, Thence, **N 89° 30' 00" W** along the North line of East State Street, having passed over a 1" iron pipe on line at 12.00 feet, and going a total distance of **154.55** feet to a Mag Nail set in concrete, said nail being the Southwest corner of parcels being currently conveyed to SeoThree LLC, LTD, of record by Official Record 349, page 2090, the Southeast corner of and **PRINCIPLE PLACE OF BEGINNING** of the **0.199 Acre** parcel herein to be described,

Thence, **N 89° 30' 00" W** continuing along the North line of East State Street **74.98** feet to a 5/8" rebar found with I.D. Cap #6535, said iron pin being the Southwest corner of the above mentioned 0.048 acre parcel conveyed to Koonce and is referenced by a drill hole found marking the Southwest corner of a 1.2327 acre parcel being currently conveyed to Athens Flower Shop, of record by Official Record 108, page 480 and bears **N 89° 30' 00" W** at a distance of **72.35** feet therefrom;

Thence, along the lands of Athens Flower Shop, the same being the boundary of the aforementioned 0.048 acre parcel conveyed to Koonce of which this survey is a part the following Two (2) courses and distances,

- 1) **N 05° 39' 21" E** leaving the North line of East State Street **78.95** feet to an iron pin set along the South edge of a concrete drive, the Northwest corner of said 0.048 acre parcel;
- 2) **N 70° 42' 11" E** along the South edge of said drive **27.55** feet to a Mag Nail set in concrete along the West line of the aforementioned parcel conveyed to Sands, et al, the Northeast corner of said 0.048 acre parcel;

Thence, **N 05° 44' 26" E 29.11** feet to an iron pin set, the Northwest corner of said parcel conveyed to Sands, et al;

Thence, **N 56° 33' 21" E 65.14** to a 2" iron pipe found, the Northeast corner of said parcel conveyed to Sands, et al of which this survey is a part, the same being the Northwest corner of said parcels conveyed to SeoThree LLC, LTD, the Northeast corner of the 0.199 acre parcel herein to be described;

Thence, along the lands of said SeoThree LLC, LTD the following Five courses and distances,


- 1) **S 05° 59' 17" W** leaving the lands of Athens Flower Shop **45.20** feet to a 5/8" rebar found with I.D. Cap #6535;
- 2) **S 78° 32' 43" W 12.84** feet to a 5/8" rebar found with I.D. Cap #6535;
- 3) **S 13° 14' 14" E 24.44** feet to a 5/8" pipe found;
- 4) **N 73° 36' 43" E 4.54** feet to a 5/8" pipe found;
- 5) **S 05° 59' 17" W 83.62** feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.199 Acres** more or less, subject to a drive easement described in Official Record 349, page 2090, and in Deed Volume 320, page 761 and all other legal easements, right-of-ways, zoning ordinances, and restrictions of record. **"SEE ATTACHED PLAT"**

Bearings of the above description are based on those found in Official Record 108, page 480 and the North line of East State Street as being **N 89°30'00" W**, and is an assumed Meridian used to denote angles only.

All iron pins **SET** are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England #7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in December of 2003.

Dated 12/16/03


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



ATT# 10

1194-03AT 2

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blaine
 DATE: 2-16-03

PLAT OF SURVEY CITY OF ATHENS COUNTY OF ATHES

PIN 2003 1194-03AT

Mr. David Koonce
Athens, Ohio

Prepared By:

**S.A. ENGLAND ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 1770 (5179 WALNUT RD.)
BUCKEYE LAKE, OHIO 43008
740-928-8680 FAX 740-928-9565**

Property Location:

Situate in the City of Athens, County of Athens, and in the State of Ohio. Being a survey of all of a 0.048 acre parcel being currently conveyed to David A. and Elizabeth G. Koonce, of record by Official Record _____, page _____, and all of a parcel being currently conveyed to James R. Sands et al, of record by Official Record 62, page 224, in the record of deeds in the Athens County Recorders Office.

Description: Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blawie
DATE: 12-16-03

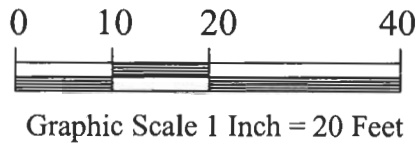
Bearings of this plat are based on those found in Official Record 108 page 480 and the North line of East State Street as being N 89° 30' 00" W and is an assumed Meridian used to denote angles only.

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: 12/16/17

[Signature]

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



LEGEND

- - Iron Pin (found)
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- ▲ - Mag Nail Set in Concrete
- ★ - Drill Hole (found)
- (T) - Total Dimension

