

BY: Braun Williams
DATE: 1/12/15



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description

0.588 Acres

All of Penderford, LTD. Parcel: O.R. Book 469, Page 1177

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Outlots 21 & 22, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Penderford, LTD., as recorded in O.R. Book 469, Page 1177, in the Athens County Deed Records, being all of Auditor's P.P.N. A02-70700008-00, and further described as follows;

Commencing at an iron pin set on the South Right of Way Line of Mill Street marking the Northwest corner of Outlot 21 of which this description is a part, also being the Northwest corner of a parcel conveyed to Seothree, LLC, Ltd., as recorded in O.R. Book 309, Page 1225;

Thence, N 85°35'46" E 60.00 feet with the South Right of Way Line of Mill Street, the same being the North line of said Outlot 21 and said parcel conveyed to Seothree LLC, Ltd. (O.R.309, Pg.1225) and extending along the North line of a parcel conveyed to Seothree LLC, Ltd., as recorded in O.R. Book 307, Page 2326, to a 5/8" o.d. iron pin found, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.588 Acre parcel herein to be described;

Thence, N 85°35'46" E 149.93 feet continuing with the South Right of Way Line of Mill Street, the same being the North line of said Outlot 21, to a 5/8" o.d. iron pin found marking the Northwest corner of a 0.749 Acre parcel conveyed to Penderford, LTD., as recorded in O.R. Book 432, page 774;

Thence, S 05°21'49" E 164.24 feet leaving Mill Street with the West line of said parcel conveyed to Penderford, LTD. (O.R.432, Pg.774), to a 5/8" o.d. iron pin found on the North line of a 1.9713 Acre parcel conveyed to Diversified Properties of Athens, LLC, as recorded in O.R. Book 395, Page 1079;

Thence, S 85°50'47" W 211.25 feet with the North line of said parcel conveyed to Diversified Properties of Athens, LLC (O.R.395, Pg.1079), to an iron pin set marking the Northwest corner thereof, and being on the East line of Playground Drive;

Thence, N 10°46'32" W 13.18 feet with the East line of Playground Drive, to a 5/8" o.d. iron pin found marking the Southwest corner of said parcel conveyed to Seothree LLC, Ltd. (O.R.309, Pg.1225);

Thence, N 85°35'08" E 59.48 feet with the South line of said parcel conveyed to Seothree LLC, Ltd. (O.R.309, Pg.1225) and extending along the South line of an adjoining parcel conveyed to Seothree LLC, Ltd. (O.R.307, Pg 2326), to a mag spike found;

Thence, N 04°11'40" W 150.19 feet with the East line of said parcel conveyed to Seothree LLC, Ltd. (O.R.307, Pg.2326), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.588 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 North line of the Southwest Quarter of Section 2, as being N 85°53'45" 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 December of 2014.

Dated 1/12/15

Job No. 2703-14AT


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



PROPERTY LOCATION:

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Outlots 21 & 22, Township 9N, Range 14W.

Being a Survey of a parcel conveyed to Penderford, LTD., as recorded in O.R. Book 469, Page 1177, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-70700008-00.

Bearings of this plat are based on the South Right of Way Line of Mill Street, as being N 85°35'46" E, and is an assumed Meridian used to denote angles only.

Subject to the Flood Zone 'AE' limits, as per Community Panel No. 39009C0230C, dated December 18, 2009, of the FEMA maps of this area.

LEGEND

- - 5/8" o.d. Iron Pin Found
- △ - Mag Spike Found
- - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- ⊕ - 'T' Iron Rail Found



PREPARED BY:

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com

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

1/12/15 Scott A. England
Date Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED FOR:

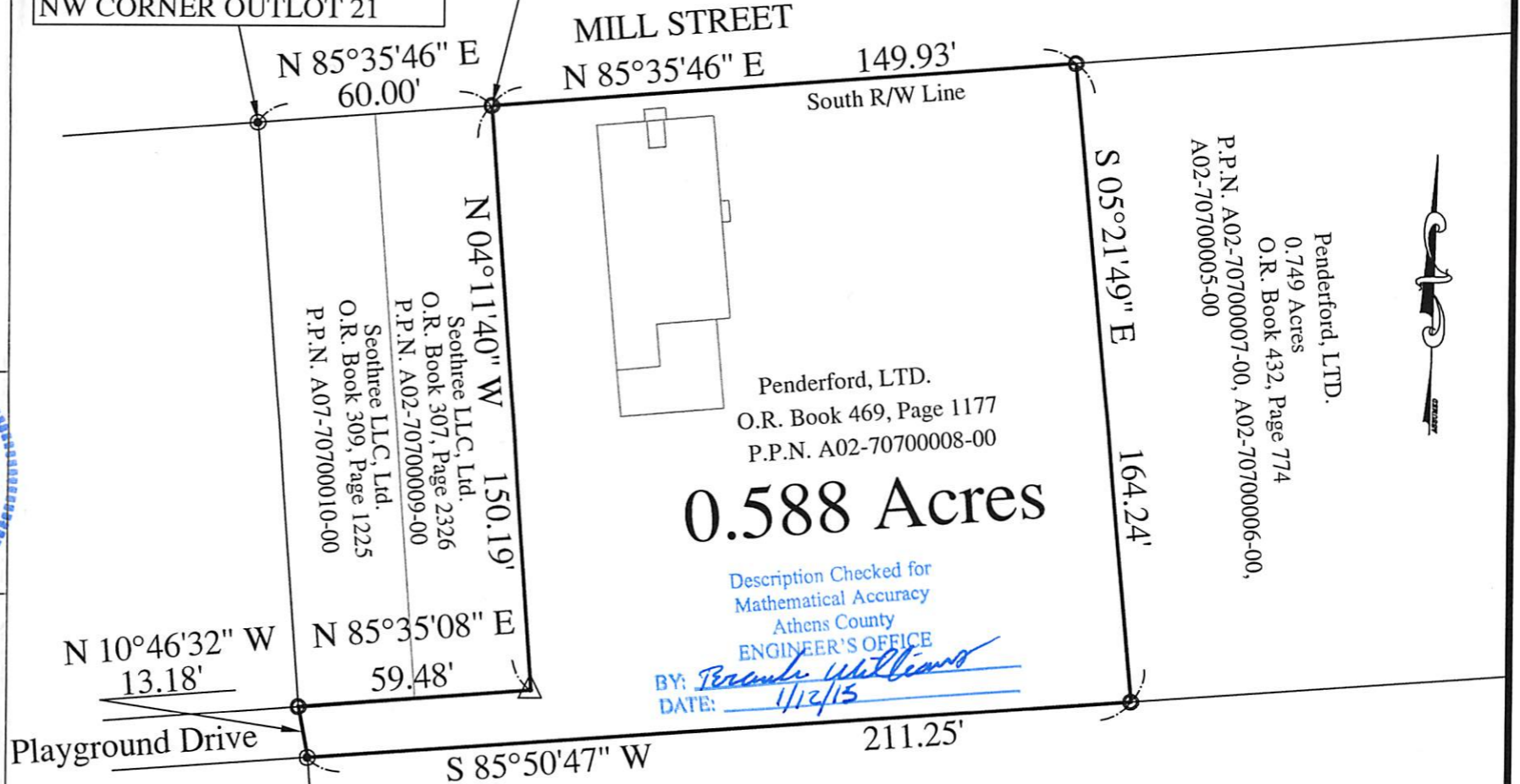
Don Linder
Larry Conrath Realty
Athens, Ohio

Plat of Survey

City of Athens, County of Athens, State of Ohio,
part Outlots 21 & 22, Twp. 9N, Range 14W.

POINT OF COMMENCEMENT:
NW CORNER OUTLOT 21

PLACE OF
BEGINNING



Diversified Properties of Athens, LLC
Parcel 9: 1.9713 Acres
O.R. Book 395, Page 1079
P.P.N. A02-70700036-00



GRAPHIC SCALE IN FEET
1 INCH = 40 FEET

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5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- ⊕ - 'T' Iron Rail Found



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Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com

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1/12/15 Scott A. England
Date Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED FOR:

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City of Athens, County of Athens, State of Ohio,
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