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### Legal Description 16.004 Acres

#### All of Ronald H. & Patrice P. Kroutel Parcel: O.R. Book 28, Page 405

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 30 in Section 5, Township 9N, Range 14W, of the Ohio University Leasehold Lands, and being more particularly described as follows;

Being a Survey of the residual parcel conveyed to Ronald H. & Patrice Kroutel, as recorded in O.R. Book 28, Page 405, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-00100878-00, and further described as follows;

Commencing at an 'X' scribed on a corner stone found marking the Northeast corner of said Lease Lot 30 and a parcel conveyed to James & Kathleen Masters, as recorded in O.R. Book 25, Page 875, also being Southeast corner of Lease Lot 210 and a parcel conveyed to Stroud's Run Real Estate, as recorded in O.R. Book 462, Page 1270;

Thence, N 89°20'17" W 594.20 feet with the North line of said Lease Lot 30 and said parcel conveyed to Masters (O.R.25,Pg.875), the same being the South line of Lease Lot 210 and said parcel conveyed to Stroud's Run Real Estate (O.R.462,Pg.1270), to an 'X' scribed on a corner stone found, and being the **PRINCIPLE PLACE OF BEGINNING** of the **16.004 Acre** parcel herein to be described;

Thence, S 00°22'50" W 808.00 feet with the West line of said parcel conveyed to Masters (O.R.25,Pg.875) and extending along the West line of a parcel conveyed to James & Kathleen L. Masters, as recorded in O.R. Book 85, Page 944, to an iron pin set marking the Northeast corner of a parcel conveyed to Athens County Commissioners, as recorded in Deed Book 297, Page 599, and passing over a 5/8" o.d. iron pin found at 93.90 feet;

Thence with the boundary of said parcel conveyed to Athens County Commissioners (D.V.297,Pg.599), with the following three (3) courses and distances:

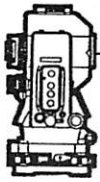
- 1) N 81°06'49" W 502.00 feet to an iron pin set;
- 2) N 62°45'24" W 317.76 feet to a 1/2" o.d. iron pipe found;
- 3) S 53°46'59" W 196.12 feet to an iron pin set on the Limited Access Right of Way Line of U.S. Route 33, as recorded on O.D.O.T. Plan No. ATH-33-12.95;

Thence with the Limited Access Right of Way Line of U.S. Route 33, with the following two (2) courses and distances:

- 4) N 39°06'53" W 240.05 feet to an iron pin set;
- 5) N 00°23'11" E 127.36 feet to an iron pin set on the South line of a parcel conveyed to Todd D. & Laura L. Myers, as recorded in O.R. Book 214, Page 760;

Thence with the boundary of said parcel conveyed to Myers ((O.R.214,Pg.760) of which this description is a part, with the following three (3) courses and distances:

- 6) N 27°23'11" E 267.00 feet to an iron pin set;
- 7) N 73°48'11" E 240.80 feet to an iron pin set;
- 8) N 49°02'21" E 118.15 feet to a 5/8" o.d. iron pin found on the North line of said Lease Lot 30, and being on the South line of said parcel conveyed to Stroud's Run Real Estate, LLC (O.R.462,Pg.1270);



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 Buckeye Lake, Ohio 43008



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Thence, **N 89°30'37" E 649.41 feet** with the North line of said Lease Lot 30, the same being the South line Lease Lot 210 and said parcel conveyed to Stroud's Run Real Estate, LLC (O.R.462,Pg.1270), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **16.004 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a Right of Way granted to Roger Dean, Inc., as recorded in Deed Volume 225, Page 117.

Subject to easements granted to Columbus & Southern Ohio Electric Co., as recorded in Deed Volume 301, Page 124 & Deed Volume 305, Page 97.


Subject to the rights and restrictions recorded in O.R. Volume 28, Page 405.

The bearings of the above description are based on the North line of Lease Lot 30, as being **N 89°30'37" E**, 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 from May of 2016.

Dated 5/27/16



Job No. 2893-16AT

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



# Plat of Survey

## Township of Athens, County of Athens, State of Ohio, part Lease Lot 30 of Section 5, Township 9N, Range 14W, of the Ohio University Leasehold Lands.

**PROPERTY LOCATION:**

Situated in the Township of Athens, County of Athens, State of Ohio, being part of Lease Lot 30 in Section 5, Township 9N, Range 14W, of the Ohio University Leasehold Lands.

Being a Re-Survey of a parcel conveyed to Ronald H. & Patrice P. Krutel, as recorded in O.R. Book 28, Page 405, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-00100878-00.

The bearings of this plat are based on the North line of Lease Lot 30, as being N 89°30'37" E, and is an assumed Meridian used to denote angles only.

Note: All easements are not shown.

Stroud's Run Real Estate, LLC  
7.00 Acres  
O.R. Book 462, Page 1270  
P.P.N. A01-00100874-00

**PLACE OF COMMENCEMENT:**  
NE CORNER LEASE LOT 30

N 49°02'21" E  
118.15'

N 73°48'11" E  
240.80'

N 27°23'11" E  
267.00'

N 00°23'11" E  
127.36'

Limited Access RW Line  
N 39°06'53" W  
240.05'

Athens County Commissioners  
20.17 Acres  
Deed Book 297, Page 599  
P.P.N. A01-00100864-00

PREPARED FOR:  
Paul Mass

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
Phone: 740-323-0644  
EMAIL: saengland@surveyohio.com

N 89°30'37" E  
649.41'

LEASE LOT LINE

**PLACE OF BEGINNING**

Lease Lot 210

N 89°20'17" W  
594.20'

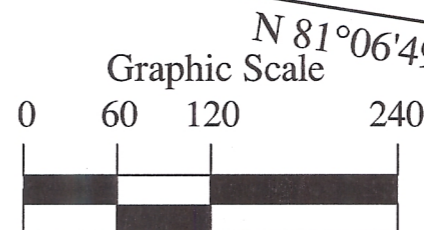
James & Kathleen Masters  
7.39 Acres  
O.R. Book 25, Page 875  
P.P.N. A01-0100100862-00

808.00'

James L. & Kathleen S. Masters  
7.38 Acres  
O.R. Book 85, Page 944  
P.P.N. A01-00100862-02

S 00°22'50" W

# 16.004 Acres surveyed



N 81°06'49" W  
502.00'

Todd D. & Laura L. Myers  
2 Parcels  
O.R. Book 214, Page 760  
P.P.N. A01-00100877-01

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brent Williams*  
DATE: 5/27/16



U.S. ROUTE 33  
LIMITED ACCESS RIGHT OF WAY  
O.D.O.T. RW Plan No. ATH-33-12.96

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

Date 5/26/16  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Stone Found w/x'
- ⊙ - Iron Pin Set
- ⊙ - 5/8" Rebar with a Red I.D. Cap Labeled S.A. England #7452
- △ - Mag Nail Set
- - 1/2" o.d. Iron Pipe Found