

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Scott A. England
DATE: 7/18/19



S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

0.132 Acres

All of SOHO Rental, LLC, Tract 3: O.R. Book 502, Page 255

Situated in the City of Athens, County of Athens, State of Ohio, and being part of Lot 1975 of L.H. Clark's Addition to the City of Athens, Section 10, Township 9N, Range 14W, and being more particularly described as follows;

Being a Re-Survey of Tract 3 conveyed to SOHO Rentals, LLC, as recorded in O.R. Book 502, Page 255, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-81600054-00, and further described as follows;

Commencing at a the Southwest corner of said Lot 1975 of L.H. Clark's Addition to the City of Athens:

Thence, N 87°36'49" E 213.37 feet with the South line of said Lot 1975, to a 1.5" o.d. iron pipe found on the West line of Lot 2712 of Alderman Heights and a parcel conveyed to Sally A. Robe, as recorded in Deed Volume 317, Page 539;

Thence, N 01°08'04" W 29.50 feet with the West line of said Lot 2712 and said parcel conveyed to Robe (D.V.317,Pg.539), to a 1.5" o.d. iron pipe found on the South line of a parcel conveyed to Luar S. Romero, as recorded in O.R. Book 472, Page 1465;

Thence, N 88°36'29" E 64.47 feet with the North line of said parcel conveyed to Robe (D.V.317,Pg.539), the same being the South line of said parcel conveyed to Robero (O.R.472,Pg.145), to a 3/4" o.d. iron pipe found marking the **PRINCIPLE PLACE OF BEGINNING**, of the **0.132 Acre** parcel herein to be described;

Thence, N 48°02'41" W 122.12 feet to a 5/8" o.d. iron pin found in Woodward Avenue (50' Wide R/W);

Thence, N 38°06'38" E 39.99 feet in Woodward Avenue, to a 5/8" o.d. iron pin found;

Thence, S 47°40'09" E 168.84 feet leaving Woodward Avenue with the West line of a parcel conveyed to Demetros Prokos, as recorded in O.R. Book 41, Page 852, to a 1" o.d. iron pipe found on the North line of said parcel conveyed to Robe (D.V. 317, Paeg 539), also being on the North line of said Lot 2712;

Thence, N 89°25'46" W 58.68 feet with the North line of said parcel conveyed to Robe (D.V.317,Pg.539) and said Lot 2712, the same being the South line of said Lot 1975, the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.135 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

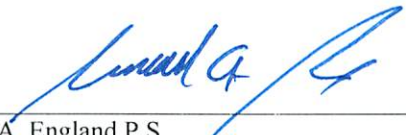
The bearings of the above description are based on the South line of Lot 1975 of L.H. Clark's Addition to the City of Athens, as being N 87°36'48" W, and is an assumed Meridian used to denote angles only.

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 July of 2019.

Dated 7/18/19

Job No. 323719AT


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

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

JUL 19 2019

Jill Thompson
Athens County Auditor



Plat of Survey

City of Athens, Township of Athens, County of Athens, part Lot 1975 of L.H. Clark's Addition to the City of Athens, Section 10, Township 9N, Range 14W.

PREPARED FOR:
ACS Title & Closing Services
Athens, Ohio

BASIS OF BEARING
Bearings of this plat are based on the South Line of Lot 1975 of L.H. Clark's Addition to the City of Athens, as being N 87°36'48" E, and is an assumed Meridian used to denote angles only.

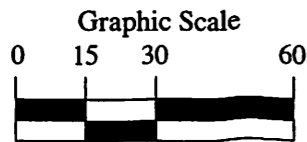
PROPERTY LOCATION:

Being a Re-Survey of Tract 3 conveyed to SOHO Rentals, LLC, as recorded in O.R. Book 502, Page 255, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-81600054-00.

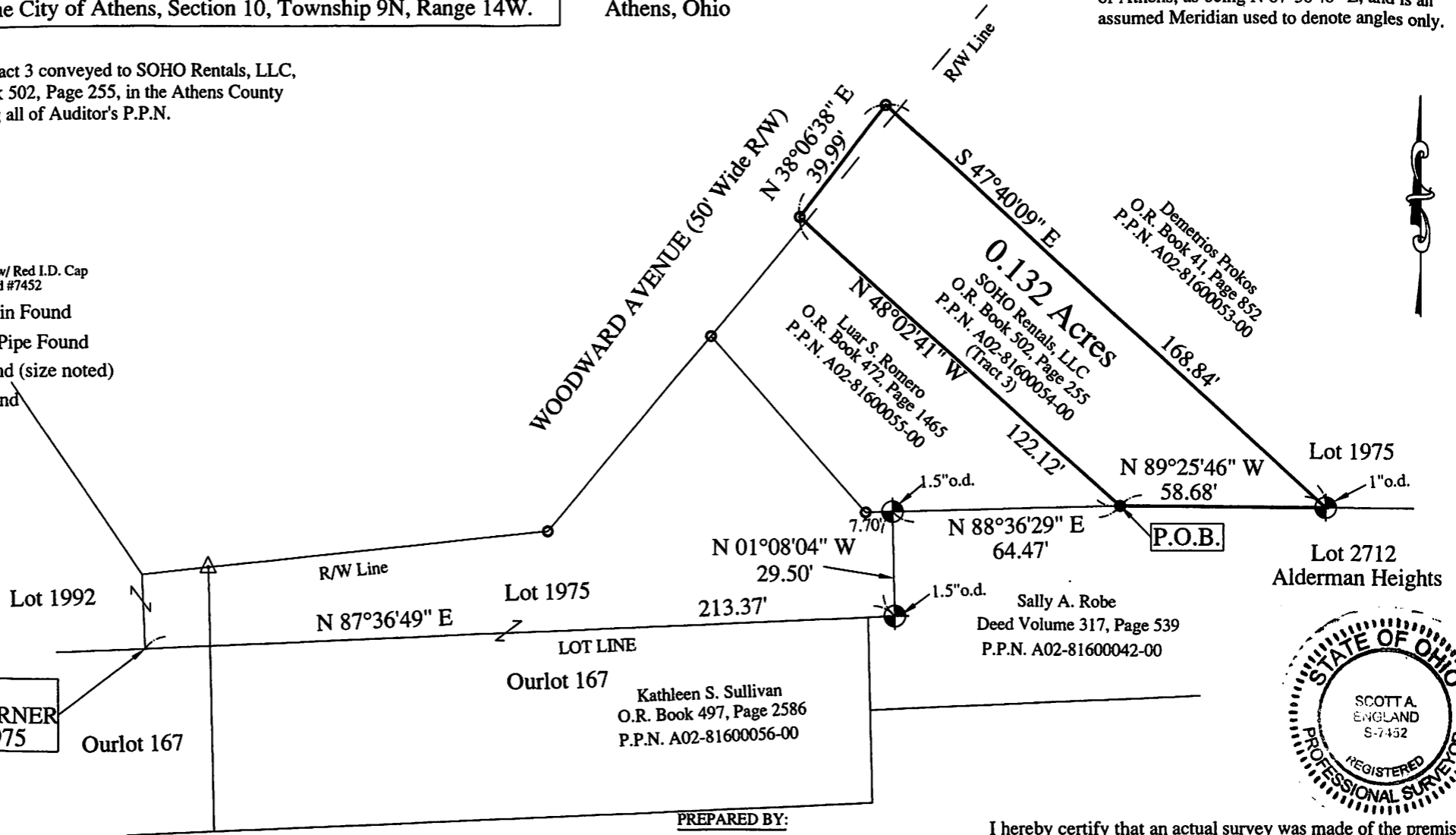
LEGEND

- - Iron Pin Set
5/8" Rebar-30" long w/ Red I.D. Cap
Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pipe Found
- ⊕ - Iron Pipe Found (size noted)
- △ - Mag Nail Found

P.O.C.
SW CORNER
LOT 1975



1 Inch = 30 Feet



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 7/18/19

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.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.

7/18/19
Date
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

