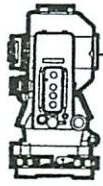


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Priscilla Williams  
DATE: 6/3/19



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**0.135 Acres**

**All of Athens Foundation Holding Company, LLC Second Tract: O.R. Book 555, Page 155**

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Inlot 2703 of Alderman Heights Subdivision, also part of Outlot 521 of Outlot 166, of the City of Athens, and being more particularly described as follows;

Being a Survey of the Second Tract conveyed to Athens Foundation Holding Company, LLC, as recorded in O.R. Book 555, Page 155, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-81600085-00 & P.P.N. A02-81600086-00, and further described as follows;

Commencing at a 1" o.d. iron pipe found marking the Northeast corner of Inlot 2705, the same being the Southeast corner of Inlot 2703 of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING**, of the **0.135 Acre parcel** herein to be described;

Thence, **S 89°14'57" W 99.10 feet** with the North line of said Inlot 2705, the same being the South line of said Inlot 2703, to an iron pin set;

Thence, **S 00°38'49" E 151.48 feet** with the West line of Inlot 2705, Inlot 2707, and part Inlot 2709, to an iron pin set on the North line of Inlot 520;

Thence, **S 89°20'50" W 23.53 feet** with the North line of said Inlot 520, the same being the South line of Inlot 521, to an iron pin set on the East line of a parcel conveyed to Demetros Prokos, as recorded in O.R. Book 513, Page 61;

Thence, **N 00°06'26" E 97.22 feet** with the East line of said parcel conveyed to Prokos (O.R.513,Pg.61), to a 3/4" iron pipe found marking the Southeast corner of a parcel conveyed to Brad Jagerman, as recorded in O.R. Book 523, Page 1553;

Thence, **N 01°30'57" W 74.24 feet** with the East line of said parcel conveyed to Jagerman (O.R.523,Pg.1553), and continuing along the East line of a parcel conveyed to James Roach, as recorded in O.R. Book 246, Page 387, to an iron pin set marking the Southwest corner of a parcel conveyed to Leona M. Cibrowski, Trustee, as recorded in O. R. Book 512, Page 570, and passing over a 1" o.d. iron pin found at 38.24 feet;

Thence, **N 89°14'57" E 122.49 feet** with the South line of said parcel conveyed to Cibrowski, to the East line of Inlot 2703, and being the West line of Inlot 2704: said corner bears N 80°20'50" W 1.24 feet from a 3/4" o.d. iron pin found;

Thence, **S 00°36'35" E 20.00 feet** with the East line of said Inlot 2703, to 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.

Together with a 20 foot right of way, as recorded in O.R. Book 540, Page 2080 & O.R. Book 63,Page 533, in the Athens County Deed Records.

The bearings of the above description are based on the East line of Inlot 2705 of Alderman Heights Subdivision, as being S 00°36'35" 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 in May of 2019.

Dated 5/31/19

Scott A. England  
Scott A. England P.S.

Job No. 323719AT

Legal Description Pre-Approval Ohio Registered Surveyor #7452  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

JUN 27 2019

Jill Thompson  
Athens County Auditor



# Plat of Survey

City of Athens, Township of Athens, County of Athens, all of Inlot 2705,  
Inlot 2707, Inlot 2710, Inlot 2711, & pt. Inlot 2703 & pt. Outlot 166 of  
Alderman Heights Addition to the City of Athens.

PREPARED FOR:

LCR REALTY  
Athens, Ohio

## LEGEND

- - Iron Pin Set  
5/8" Rebar-30" long w/ Red I.D. Cap  
Labeled S.A. England #7452
- - 1" o.d. Iron Pipe Found
- - 1" o.d. Iron Pin Found
- △ - 3/4" o.d. Iron Pin Found

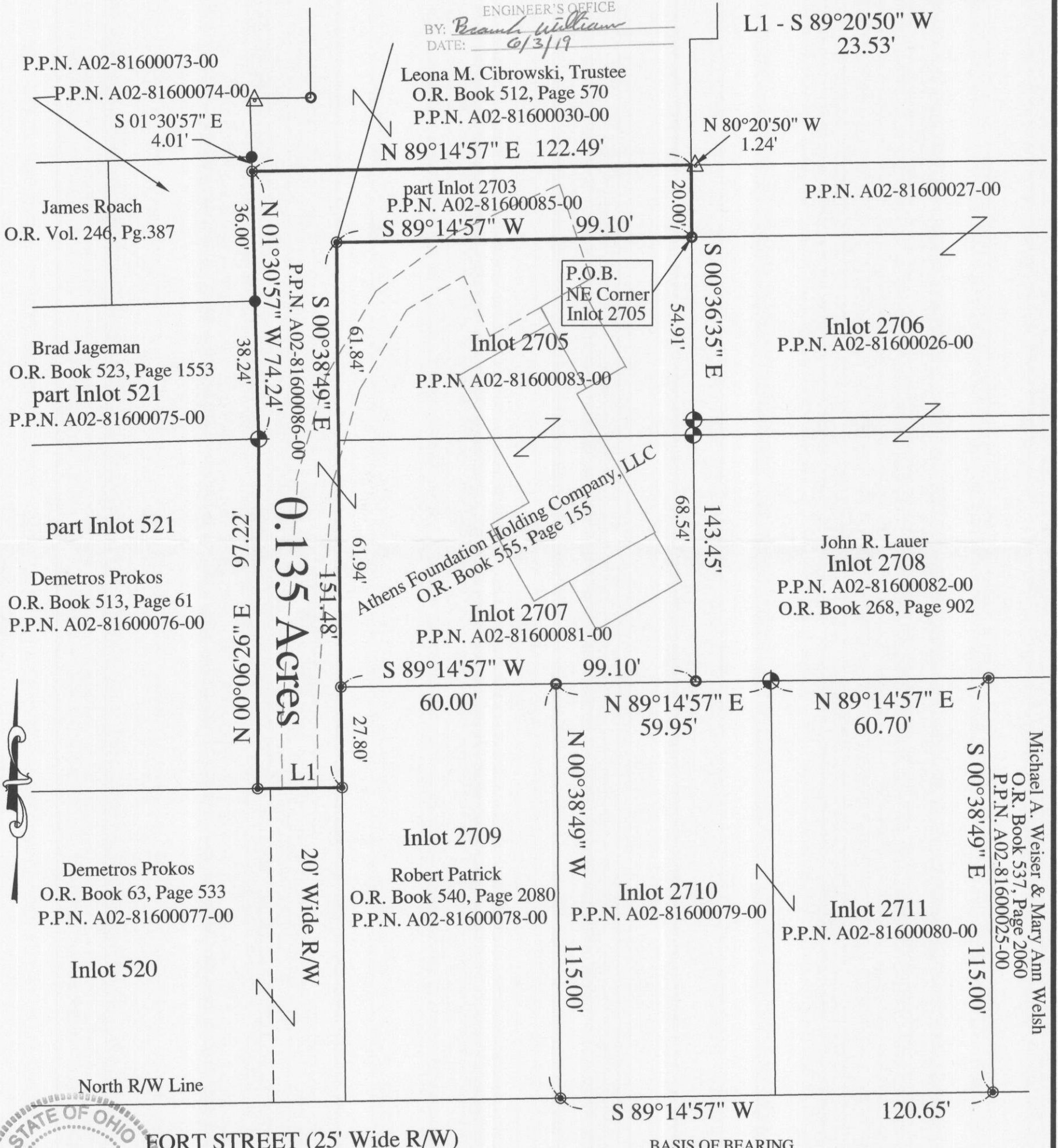
PROPERTY LOCATION:

Being a Survey of the Second Tract conveyed to Athens  
Fondation Holding Company, LLC, as recorded in O.R. Book  
555, Page 155, in the Athens County Deed Records, and being all  
of Auditor's P.P.N. A02-8160085-00 & A02-8160086-00.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brant Williams*  
DATE: 6/3/19

L1 - S 89°20'50" W  
23.53'

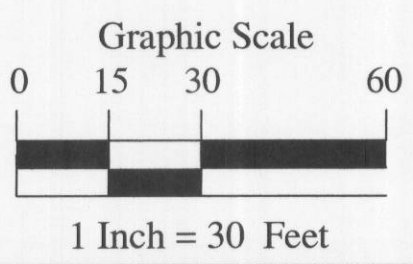


I hereby certify that an actual survey was made of the premises,  
and that this plat is correct to the best of my knowledge.

Date 5/3/19  
*Scott A. England*  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

BASIS OF BEARING

Bearings of this plat are based on the West line  
of Lease Lot 7, as being S 05°28'57" W, and is  
an assumed Meridian used to denote angles only.



PREPARED BY:

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