

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



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Legal Description
Tract A: 0.077 Acres

Situated in the City of Athens, County of Athens, State of Ohio, and being part of Lot 1277 & part Lot 1360 of Amended Cable Heirs Addition, as recorded in Plat Envelope 226B, in the Athens County Plat Records, and being and being more particularly described as follows;

Being a Survey of all of the First Tract conveyed to Allen D.K. White & Corinne S.; White, Co-Trustees, as recorded in O.R. Book 541, Page 528, in the Athens County Deed Records, also being all of Auditor's P.P.N. A02-71500052-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found on the North Right of Way Line of Morris Avenue (66' Wide R/W) marking the Southeast corner of Lot 1277, also being the Southwest corner of Lot 1278;

Thence, N 86°13'53" W 9.67 feet with the North line of Morris Avenue, the same being the South line of said Lot 1277, to an iron pin set marking the Southwest corner of a parcel conveyed to Ronald & Geraldine Wade, as recorded in O.R. Book 612, Page 734, and being the Southeast corner of the Third Tract conveyed to Allen D.K. White & Corinne S.; White, Co-Trustees, as recorded in O.R. Book 541, Page 528;

Thence, N 86°13'53" W 25.17 feet continuing with the North line of Morris Avenue, the same being the South line of said Lot 1277, to an iron pin set marking the Southwest corner of said Third Tract, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.077 Acre** parcel herein to be described;

Thence, N 86°13'53" W 25.16 feet continuing with the South line of Lot 1277 and the North Right of Way Line of Morris Avenue, to an iron pin set marking the Southwest corner thereof, and being the Southeast corner of Lot 1276 conveyed to Gregory A. & Molly J. Sestili, as recorded in O.R. Book 608, Page 336;

Thence, N 03°51'27" E 133.41 feet leaving Morris Avenue with the West line of Lot 1277, also being the East line of said Lot 1276, to an iron pin set on the South line of Lot 1360;

Thence, S 86°13'53" E 25.16 feet with the North line of Lot 1277, the same being the South line of Lot 1360, to an iron pin set marking the Northwest corner of said Third Tract;

Thence, S 03°51'27" W 133.41 feet with the West line of said Third Tract across said Lot 1277, through an existing garage and residence, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.077 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

Together with and subject to rights for ingress & egress as described in O.R. Book 541, Page 529.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)..

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 April and June of 2024

Dated 7/17/24

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

Job No. 4305-24AT-TractA-Revised

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 7/19/24

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

JUL 10 2024

Jill Davidson
 Athens County Auditor





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Legal Description
Tract B: 0.077 Acres

Situated in the City of Athens, County of Athens, State of Ohio, and being part of Lot 1277 of Amended Cable Heirs Addition, as recorded in Plat Envelope 226B, in the Athens County Plat Records, and being and being more particularly described as follows;

Being a Survey of all of the Third conveyed to Allen D.K. White & Corinne S.; White, Co-Trustees, as recorded in O.R. Book 541, Page 528, in the Athens County Deed Records, also being all of Auditor's P.P.N. A02-71500053-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found on the North Right of Way Line of Morris Avenue (66' Wide R/W) marking the Southeast corner of Lot 1277, also being the Southwest corner of Lot 1278;

Thence, N 86°13'53" W 9.67 feet with the North line of Morris Avenue, the same being the South line of said Lot 1277, to an iron pin set marking the Southwest corner of a parcel conveyed to Ronald & Geraldine Wade, as recorded in O.R. Book 612, Page 734, and being the Southeast corner of the Third Tract conveyed to Allen D.K. White & Corinne S. White, Co-Trustees, as recorded in O.R. Book 541, Page 528, and being the PRINCIPLE PLACE OF BEGINNING of the 0.077 Acre parcel herein to be described;

Thence, N 86°13'53" W 25.17 feet continuing with the South line of Lot 1277 and the North Right of Way Line of Morris Avenue, to an iron pin set marking the Southwest of said Third Three, also being the Southeast corner of First Tract conveyed to Allen D.K. White & Corinne S. White, Co-Trustees, as recorded in O.R. Book 541, Page 528;

Thence, N 03°51'27" E 133.41 feet leaving Morris Avenue with the West line of Third Tract, also being the East line of said First Tract One, through a residence and garage to an iron pin set on the North line of Lot 1277, the same being the South line of Lot 1360;

Thence, S 86°13'53" E 25.17 feet with the North line of Lot 1277, also being the South line of Lot 1360, to an iron pin set at the Northeast corner of said First Tract, also being the Northwest corner of said parcel conveyed to Wade;

Thence, S 03°51'27" W 133.41 feet with the East line of said Third Tract, also being the West line of said parcel conveyed to Wade across Lot 1277, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.077 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.


Together with and subject to rights for ingress & egress as described in O.R. Book 541, Page 529.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 April and June of 2024.

Dated 7/15/24


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

Job No. 4305-24AT-TractB-Revised

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Brambley Miller
 DATE: 7/9/24



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

JUL 10 2024

Jill Davidson
 Athens County Auditor

BY: *Scott A. England*
DATE: 7/9/24

Plat of Survey

City of Athens, County of Athens, State of Ohio, pt. Lot 1277 & pt. Lot 1360 of Amended Cable Heirs Addition (P.E. 226B)

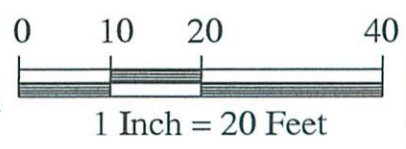
PROPERTY LOCATION:

Being a Re-Survey of 2 parcels conveyed to Allen D.K. White & Corinne S. White, Co-Trustees, as recorded in O.R. Book 541, Page 528, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-71500052-00 & P.P.N. A02-71500053-00.

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T.CORS Network System, Ohio State Plane Coordinates South Zone. 2011 NAD(83)

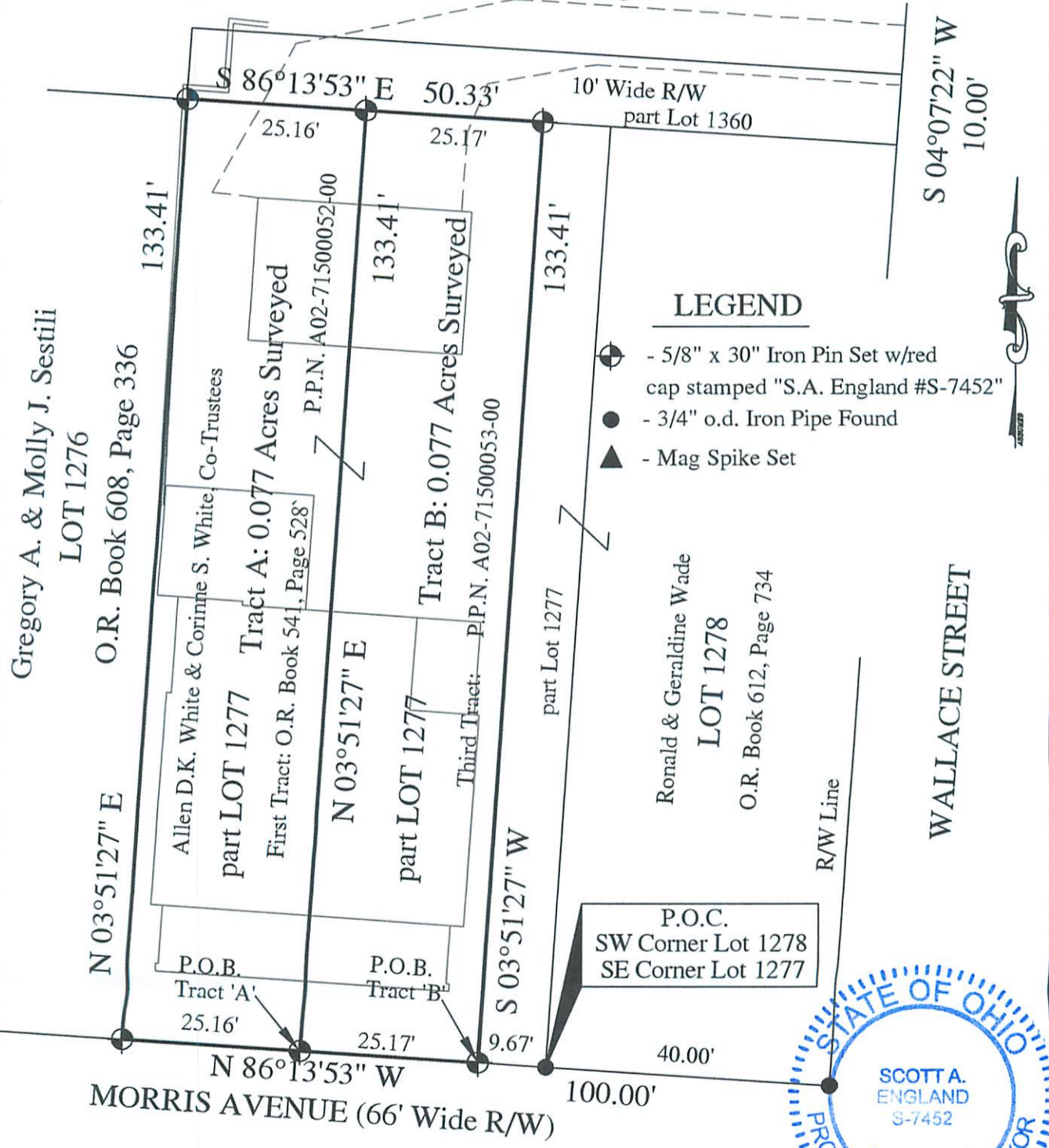
GRAPHIC SCALE



RELATED DOCUMENTS

Amended Plat of Cable Heirs Addition
Plat Envelope 226B

City of Athens Board of Education
part Lot 1360
O.R. Book 112, Page 31



LEGEND

- 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England #S-7452"
- 3/4" o.d. Iron Pipe Found
- Mag Spike Set



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

7/10/24

Dated

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

PREPARED BY
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Professional Land Surveying
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Buckeye Lake, Ohio 43008
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