



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
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**Legal Description**  
**Tract 2: 2.749 Acres**  
**Part Lot 80: University Estates Phase 2**

Situated in the City of Athens, Township of Athens, County of Athens, State of Ohio, and being a part of Section 16 & part Section 22, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of Lot 80 of University Estates Phase 2, as recorded in Plat Envelope 563A, 563B, 564A, 564B, & 565A, as recorded in the Athens County Plat Records: said Lot 80 now conveyed to Helios Ventures, LLC, as recorded in O.R. Book 496, Page 975, in the Athens County Deed Records, being part of Auditor's P.P.N. A02-7400096-00, and further described as follows;

Commencing at an iron pin set marking the Southwest corner of Lot 80, of which this description is a part;

Thence, N 51°51'02" E 250.00 feet with the South line of said Lot 80, of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 2.749 Acre parcel here in to be described;

Thence with a line across said Lot 80, of which this description is a part, with the following two (2) courses and distances:

- 1) N 01°29'47" W 516.26 feet to an iron pin set;
- 2) N 12°55'39" W 190.79 feet to an iron pin set on the North line thereof, also being on the South Right of Way Line of University Estates Boulevard (60' Wide R/W);

Thence with the North line of said Lot 80, of which this description is a part, along the South Right of Way Line of said University Estates Boulevard, with a curve to the left (radius = 1030.00 feet, delta angle 07°50'24", arc length = 140.94 feet) with a chord bearing N 66°51'15" E 140.83 feet to an iron pin set;

Thence, S 15°55'40" E 594.47 feet leaving University Estates Boulevard with a line across said Lot 80, of which this description is a part, to an iron pin set on the South line thereof;

Thence, S 51°51'02" W 300.70 feet with the South line of said Lot 80, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 2.749 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 80 of University Estates Phase 2, as being S 51°51'02" W, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates 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 October of 2022.

Dated 1/10/23

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

Job No. 3967-22AT-Tract2

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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: Dave E. Sw  
 DATE: 1/10/23



JAN 10 2023

Jill Thompson  
 Athens County Auditor

**SITUATE**

City of Athens, Township of Athens, County of Athens, State of Ohio, being part of Section 16 & Section 22, Township 9N, Range 14W, of the Ohio Company's Purchase, and being part of Lot 80 inclusive of University Estates Phase 2, as recorded in Plat Envelope 563A, 563B, 564A, 564B, & 565A, in the Athens County Plat Records.

Being a Survey of a Parcel conveyed to Helios Ventures, LLC, as recorded in O.R. Book 496, Page 975, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-7400096-00 (Lot 80).

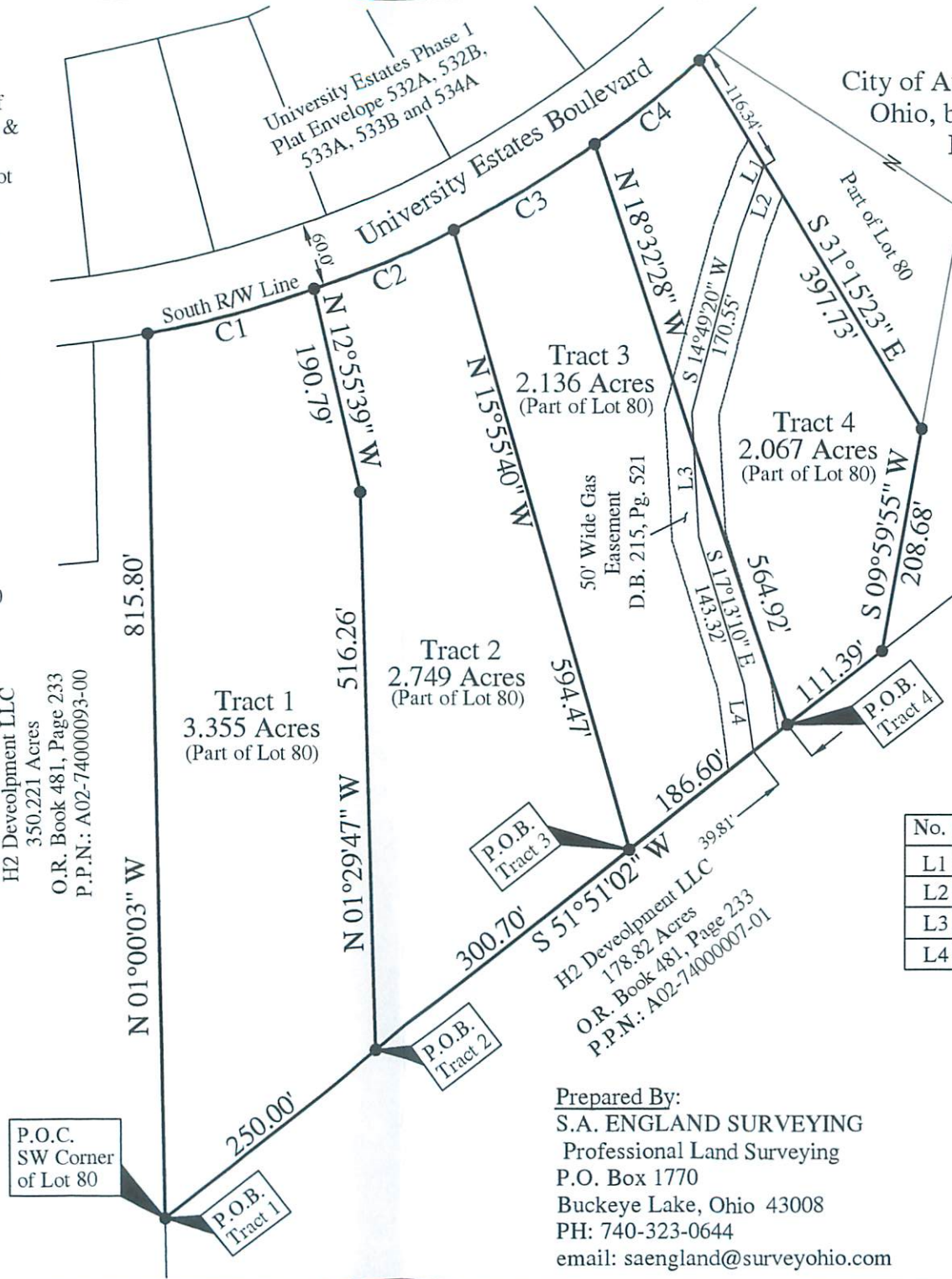
**BASIS OF BEARINGS:**

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone (2011 NAD83), with reference being to the South line of Lot 80 as being S 51°51'02" W.

**LEGEND**

- △ - Railroad Spike Found
- ▲ - Mag Nail Set
- ⊕ - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452

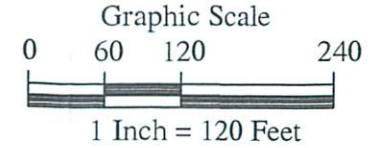
H2 Development LLC  
350.221 Acres  
O.R. Book 481, Page 233  
P.P.N.: A02-7400093-00



**Plat of Survey**

City of Athens, Township of Athens, County of Athens, State of Ohio, being part of Section 16 & Section 22, Township 9N, Range 14W, of the Ohio Company's Purchase

HELIOS VENTURES LLC  
10.054 Acres (Lot 81)  
O.R. Book 496, Page 975  
P.P.N.: A02-7400097-00



**CURVE TABLE**

| No. | Radius   | Delta Angle | Arc Length | Chord Bearing & Distance |
|-----|----------|-------------|------------|--------------------------|
| C1  | 1030.00' | 08°54'28"   | 160.14'    | N 75°13'54" E 159.97'    |
| C2  | 1030.00' | 07°50'24"   | 140.94'    | N 66°51'15" E 140.83'    |
| C3  | 1030.00' | 08°29'17"   | 152.59'    | N 58°41'25" E 152.45'    |
| C4  | 1030.00' | 06°57'28"   | 125.08'    | N 50°58'03" E 125.00'    |

**LINE TABLE**

| No. | Bearing       | Distance |
|-----|---------------|----------|
| L1  | S 29°58'23" W | 3.23'    |
| L2  | S 19°49'21" W | 60.37'   |
| L3  | S 07°44'33" E | 62.45'   |
| L4  | S 03°16'31" E | 114.29'  |



Prepared By:  
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Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PH: 740-323-0644  
email: saengland@surveyohio.com

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

Dated 11/16/20

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