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Legal Description 6.783 Acres

All of The Caroline Meyer Group, LLC Parcel: O.R. Book 601, Page 750

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 93 and Farm Lot 94 in Section 21, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of certain Parcels conveyed to The Caroline Meyer Group, LLC, as recorded in O.R. Book 601, Page 750, in the Athens County Deed Records, also being all of Auditor's P.P.N. A02-73500019-00, A02-73500020-00, A01-00100713-00, and A01-00100712-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the South Right of Way Line of State Route 56 (a.k.a. Union Street) variable widths marking the Northwest corner of Lot 3784 of Kerr-Mercial Park Subdivision, as recorded in Plat Envelope 31B, in the Athens County Plat Records;

State Route 56 Right of Way Plans are on record at the Ohio Department of Transportation District 10 Office in Marietta, Ohio.

Thence, N 41°48'10" W 80.72 feet with a line across State Route 56, to a mag spike set in the centerline thereof, also being on the West Right of Way Line of the Conrail Railroad, and being the **PRINCIPLE PLACE OF BEGINNING** of the 16.783 Acre parcel herein to be described: an iron pin set bears N 04°59'24" W 40.00 feet from said spike set;

Thence, S 85°00'36" W 729.67 feet with the centerline of said State Route 56 (a.k.a. Union Street), to a mag spike set;

Thence leaving Union Street with the Right of Way Line thereof, with the following three (3) courses and distances;

- 1) N 04°59'24" W 40.00 feet to a 1" o.d. iron pin found capped "O.D.O.T.";
- 2) S 85°00'36" W 199.94 feet to a 1" o.d. iron pin found capped "O.D.O.T.";
- 3) S 80°02'58" W 65.50 feet to a 1" o.d. iron pin found capped "O.D.O.T. marking the Southeast corner of a 1.357 Acre parcel conveyed to The Caroline Meyer Group, LLC, as recorded in O.R. Book 601, Page 750;

Thence leaving State Route 56 with the boundary of said 1.357 Acre parcel, with the following three (3) courses and distances:

- 1) N 02°29'58" E 114.77 feet to an iron pin set;
- 2) S 87°49'16" E 568.19 feet to an iron pin set on the East line of Farm Lot 93, also being on the West line of Lot 94;
- 3) N 00°51'23" E 233.87 feet with said Lot Line to a point in the centerline of Margaret Creek, and passing over an iron pin set at 100.00 feet;

Thence with the centerline of Margaret Creek along the South line of a 1.64 Acre parcel conveyed to Jan Leonard, ETAL, Trustees, as recorded in O.R. Book 415, Page 2187, with the following nine (9) courses and distances:

- 1) N 34°25'51" E 41.32 feet to a point;
- 2) N 44°45'04" E 36.06 feet to a point;
- 3) N 29°59'55" E 97.31 feet to a point;
- 4) N 17°49'51" E 57.96 feet to a point;
- 5) N 41°54'53" E 76.09 feet to a point;
- 6) N 88°00'45" E 65.63 feet to a point;
- 7) S 81°41'28" E 115.41 feet to a point;
- 8) S 77°55'27" E 101.34 feet to a point;
- 9) S 71°35'42" E 108.05 feet to a point on the West Right of Way Line of said Conrail Railroad: an iron pin set bears S 55°00'00" W 75.00 feet;



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Thence with a curve to the right along the West Right of Way Line of said Conrail Railroad, with a curve to the right ((Radius = 4005.62 feet, Delta Angle 06°50'55", Arc Length 478.79 feet) with a chord bearing S 15°42'49" W 478.50 feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing 6.783 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.


The above described 6.783 Acre parcel contains 1.234 Acres in Farm Lot 93 and 5.549 Acres in Farm Lot 94.

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


All iron pins set and previously set are 5/8" x 30" rebar 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 February of 2024.

Dated 2/12/24


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

Job No. 4290-24AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 2/14/24



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

FEB 14 2024

Jill Davidson
 Athens County Auditor