

**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
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**Legal Description**

**0.167 Acres**

**All of Danette K. Niese Carr & Justin J. Carr Parcel: O.R Book 472, Page 2458**

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 26 in Section 4, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Danette K. Niese Carr & Justin J. Carr, as recorded in O.R. Book 472, Page 2458, in the Athens County Deed Records, being all of Auditor's P.P.N. A02-83400056-00, and further described as follows;

Commencing at a 2" o.d. iron pipe found on the East Right of Way Line of Eden Place (50' Wide R/W) marking the Northwest corner of Lot 3374 of Eden Place First Addition;

Thence, N 03°51'02" E 205.53 feet with the East Right of Way Line of Eden Place, to a 5/8" o.d. iron pin found marking the Northwest corner of a parcel conveyed to Jack D. Trainer, ETAL, as recorded in O.R. Book 256, Page 579, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.167 Acre parcel herein to be described;

Thence, N 03°51'02" E 69.50 feet continuing with the East Right of Way line of Eden Place, to an iron pin set marking the intersection of the East Right of Way Line of Eden Place and the South Right of Way Line of Dalton Avenue (40' Wide R/W);

Thence, S 86°00'00" E 104.70 feet with the South Right of Way Line of said Dalton Avenue, to a mag nail set marking the Northwest corner of a parcel conveyed to Terry L. & Alan G. Swank, as recorded in O.R. Book 224, Page 835;

Thence, S 03°42'42" W 69.54 feet leaving Dalton Avenue with the West line of said parcel conveyed to Swank (OR224,Pg.835), to an iron pin set marking the Northeast corner of said parcel conveyed to Trainer, ETAL (OR255,Pg579);

Thence, N 85°58'40" W 104.87 feet with the North line of said parcel conveyed to Trainer, ETAL (OR255,Pg.579), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.167 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 Right of Way Line of Dalton Avenue (40' Wide R/W), as being S 86°00'00" 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 August of 2021.

Dated 8/11/21

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

Job No. 3696-21AT

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 8/12/21



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

AUG 12 2021

Jill Thompson  
 Athens County Auditor



**PROPERTY LOCATION:**

Being a Re-Survey of a parcel conveyed to Danette K. Niese Carr & Justin J. Carr, as recorded in O.R. Book 544, Page 2496, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-83400056-00.

**BASIS OF BEARING**

The bearings of this plat are based on the South Right of Way Line of Dalton Avenue (40' Wide R/W), as being S 86°00'00" E, and is an assumed Meridian used to denote angles only.

**RELATED DOCUMENTS**

- 1) 2018 Survey of 0.119 Acres by Charles T. Newman, P.S. S-8043.

**LEGEND**

- - 5/8" o.d. Iron Pin Found
- ⊙ - 5/8" x 30" Iron Bar Set w/red cap stamped "S.A. England #S-7452"
- ▲ - Mag Nail Set
- - 2" o.d. Iron Pipe Found



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

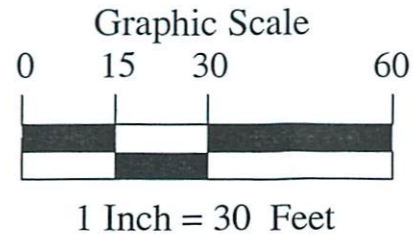
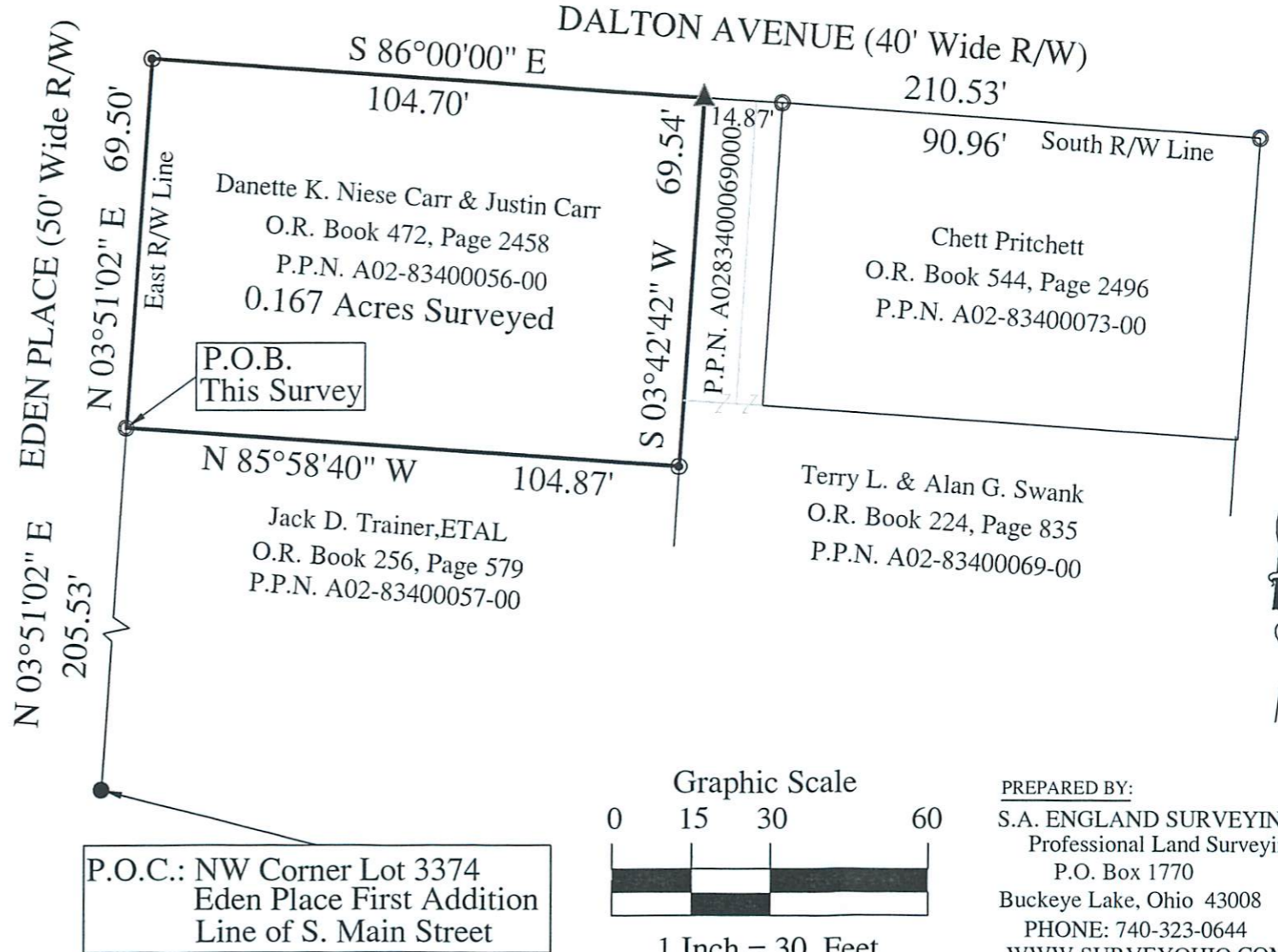
BY: Scott A. England  
DATE: 8/12/21

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 8/12/21  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

# Plat of Survey

City of Athens, County of Athens, State of Ohio, part Farm Lot 26 in Section 4, Township 9N, Range 14W, of the Ohio Company's Purchase



PREPARED BY:  
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