

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perennial Williams  
DATE: 8/17/20

**Legal Description**  
**0.543 Acres**  
**All of Michael Allen Windle Parcel: O.R. Book 310, Page 1139**

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 40 in Section 8, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Michael Allen Windle, as recorded in recorded in O.R. Book 310, Page 1139, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-90900047-00, and further described as follows;

Commencing at a 1" o.d. iron pipe found marking the Northeast corner of Lot 32 of Stanley Heights Subdivision, as recorded in Plat Book 2, Page 61, also being on the South line of a parcel conveyed to Omar Aziz, as recorded in O.R. Book 534, Page 604, and being the PRINCIPLE PLACE OF BEGINNING of the 0.543 Acre parcel herein to be described;

Thence, **S 65°11'49" E 91.25 feet** with the South line of said parcel conveyed to Aziz (OR534,Pg604), to a 5/8" o.d. iron pin found at an angle point;

Thence, **S 68°42'16" E 111.02 feet** with the South line of said parcel conveyed to Aziz (OR534,Pg604), and extending along the South line of a parcel conveyed to Erol & Shirley Coen, Trustees, as recorded in O.R. Book 327, Page 232, and extending to a 1.5" o.d. iron pipe found on the North line of a parcel conveyed to Erol & Shirley Coen, Trustees, as recorded in O.R. Book 327, Page 232;

Thence, **S 24°56'56" W 98.83 feet** with the West line of said parcel conveyed to Coen (OR327,Pg232), to a 1.5" o.d. iron pipe found on the North line of a parcel conveyed to Gerald A. Akindes, as recorded in O.R. Book 416, Page 543;

Thence with the boundary of said parcel conveyed to Akindes (OR416,Pg543), with the following three (3) courses and distances:

- 1) **N 63°51'35" W 91.72 feet** to a 3/4" o.d. iron pin found;
- 2) **S 19°28'14" W 49.56 feet** to a 1/2" o.d. iron pin found;
- 3) **N 70°54'30" W 99.33 feet** to a 3/4" o.d. iron pin found on the East line of said Stanley Heights Subdivision;

Thence, **N 18°43'07" E 149.97 feet** with the East line of said Stanley Heights Subdivision, to the PRINCIPLE PLACE OF BEGINNING, passing over a 3/4" o.d. iron pipe found at 93.01 feet, and containing **0.543 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Together with a 15 foot Right of Way recorded in O.R. Book 21, Page 497.

The bearings of the above description are based on the East line of Stanley Heights Subdivision (PB2,Pg61), as being N 18°43'07" 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 2020.

Dated 8/15/20

Scott A. England

Job No. 3467-20AT  
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

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

**AUG 17 2020**

Jill Thompson  
Athens County Auditor





# Plat of Survey

City of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 40 in Section 8, Township 9N, Range 14W, of the Ohio Company's Purchase.

## BASIS OF BEARING

The bearings of this plat are based on the East Line of Lot 32 of Stanley Heights Addition, as recorded in Plat Book 2, Page 61, as being N 18°43'07" E, and is an assumed Meridian used to denote angles only.

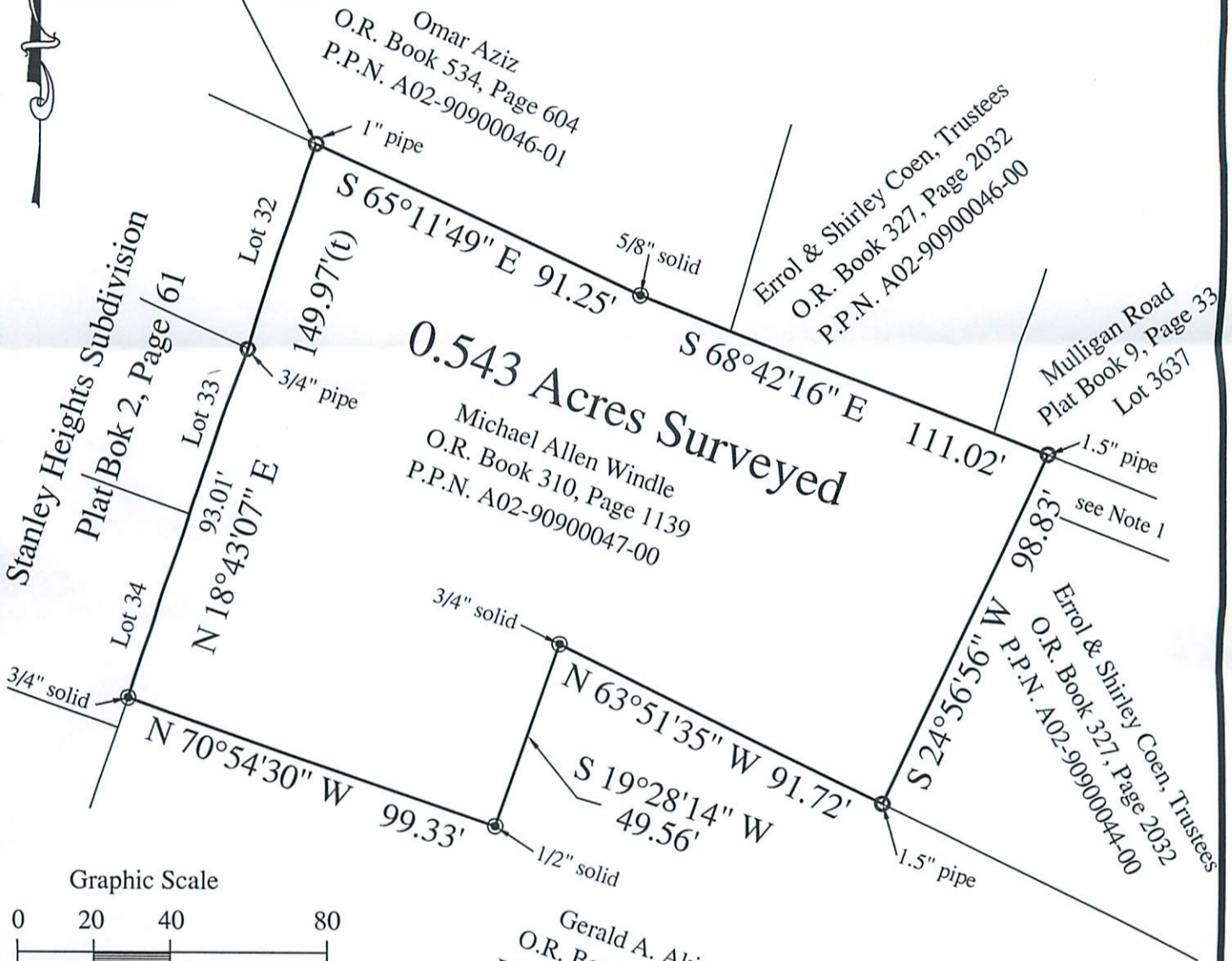
## PROPERTY LOCATION:

Being a Survey of a parcel conveyed to Michael Allen Windle, as recorded in O.R. Book 310, Page 1139, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-90900047-00.

Prepared For:

Michael Windle

P.O.B.: NE Corner Lot 32  
Stanley Heights Subdivision  
Plat Book 2, Page 61



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BY: Robert J. Williams  
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Note 1: 15' Wide Right of Way to Mohler Lane recorded in O.R. Book 21, Page 497.

## LEGEND

- - Iron Pin Found (size noted)
- - Iron Pipe Found (size noted)

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

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

8/17/20  
Date  
Scott A. England  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452