

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

**All of Barbara J. Good, Trustee Parcel 6: O.R. Book 393, Page 236**

Situated in the City of Athens, County of Athens, State of Ohio, Township 9N, Range 14W, and being part of Inlot 28 as numbered and delineated on the recorded plat of the City of Athens, and being more particularly described as follows;

Being a Survey of Parcel 6 conveyed to Barbara J. Good, Trustee, as recorded in O.R. Book 393, Page 236, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-71000041-00, and further described as follows;

Commencing at a mag nail found marking the Southeast corner of Inlot 28 and a parcel conveyed to 19 West State, LLC, as recorded in O.R. Book 495, Page 704, also being the Northeast corner Inlot 30 and a parcel conveyed to Wharton Rentals, LLC, as recorded in OR. Book 566, Page 833,;

Thence, N 85°51'08" W 81.40 feet with the South line of said Inlot 28 and said parcel conveyed to 19 West State (OR495,Pg.704), the same being the North line of said parcel conveyed to Wharton Rentals, LLC (OR566,Pg833), to a mag nail found;

Thence, N 03°05'41" E 7.85 feet with the East line of said parcel conveyed to Wharton Rentals, LLC (OR566,Pg.833), the same being the West line of said parcel conveyed to 19 West State, LLC (OR495,Pg704) to a mag nail found, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.049 Acre** parcel herein to be described;

Thence, N 03°05'41" E 126.16 feet continuing with the East line of said parcel conveyed to Wharton Rentals, LLC (OR495,Pg704) and extending along the East line of a parcel conveyed to Peter L. Good, Trustee, as recorded in O.R. Book 362, Page 185, to a mag nail set on the South Right of Way line of said West State Street (66' Wide R/W);

Thence, S 69°48'31" E 35.50 feet with the South Right of Way Line of said West State, to a mag nail found marking the Northwest corner of said parcel conveyed to 19 West State, LLC (OR495,Pg704);

Thence, S 19°26'09" W 120.60 feet leaving West State Street with the West line of said parcel conveyed to 19 West State, LLC (OR495,Pg704), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.049 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

Bearings of the above description are based on the South Right of Way Line of West State Street (66' Wide R/W), as being S 69°48'31" E, and is an assumed Meridian used to denote angles only.

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 November of 2021.

Dated 12/2/21

Scott A. England P.S.  
 Ohio Registered Surveyor #745

File No. 3762-21AT-21WState

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

DEC 02 2021

Jill Thompson  
 Athens County Auditor

Description Checked for  
 Math: Accuracy  
 BY: Scott A. England  
 DATE: 12/2/2021



# Plat of Survey

City of Athens, County of Athens, State of Ohio, part Inlot 28 as numbered and delineated on the recorded plat of the City of Athens, Township 9N, Range 14W.

**BASIS OF BEARING**

The bearings of this plat are based on the South Right of Way Line of West State Street (66' Wide R/W), as being S 69°48'31" E, and is an assumed Meridian used to denote angles only.

**PROPERTY LOCATION:**

Being a Survey of Parcel 6 conveyed to Barbara J. Good, Trustee, as recorded in O.R. Book 393, Page 236, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-71000041-00.

Prepared For:

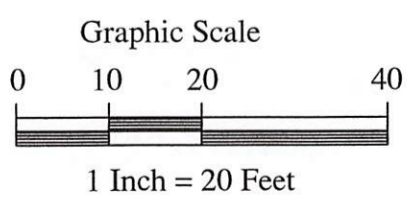
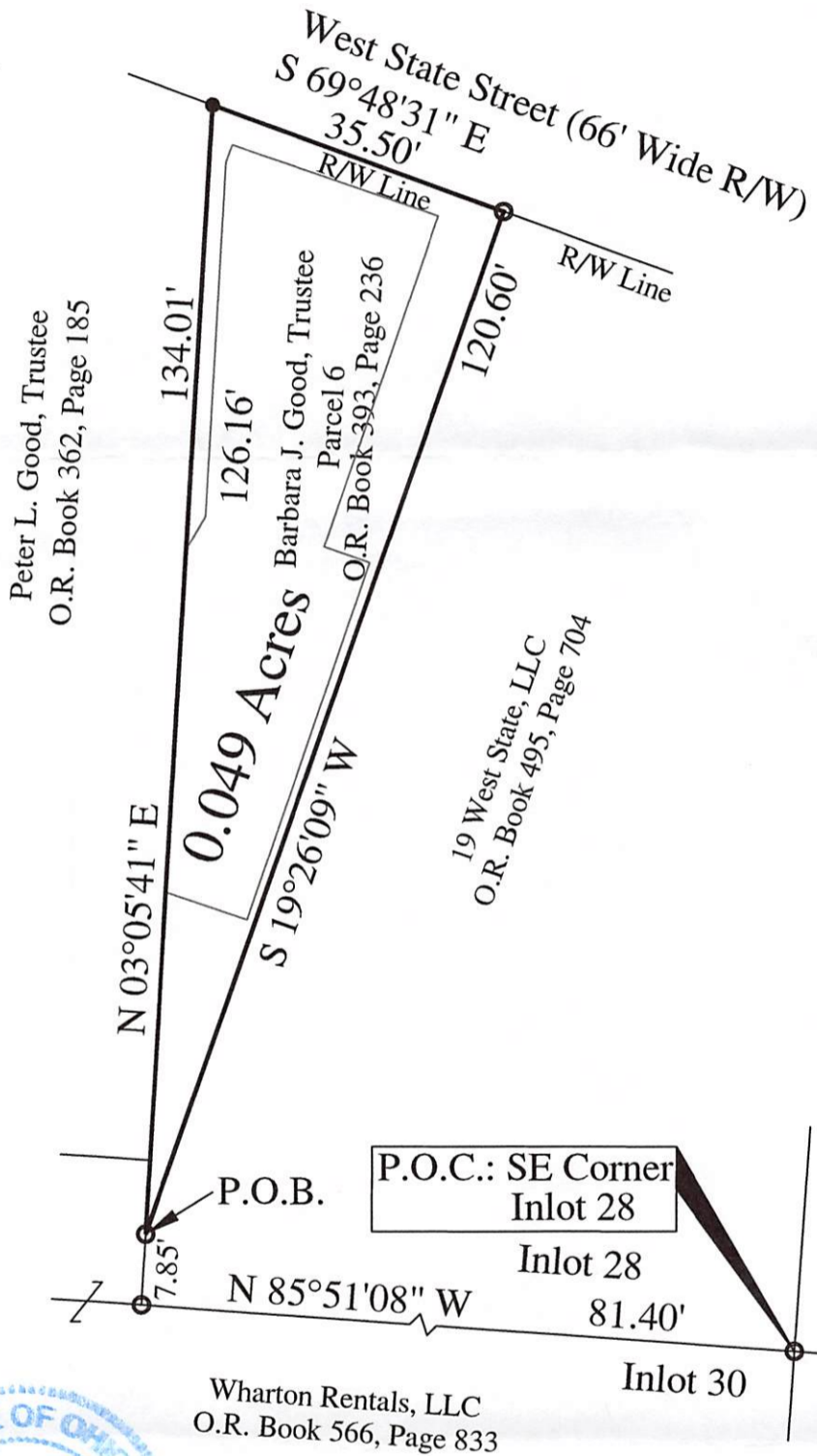
Mollica, Gall, Sloan, & Sillery  
Athens, Ohio



Description Checked for  
Mathematical Accuracy  
BY: Scott A. England  
DATE: 12/2/2021

**LEGEND**

- ⊙ - 5/8" o.d. x 30" iron pin set w/red cap stamped "S.A. England #S7452"
- - Mag Nail Found
- - Mag Nail Set



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

12/2/21  
Date  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
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