



S.A. ENGLAND SURVEYING
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Legal Description

0.082 Acres

All of Cranberry Row, LLC Parcels: O.R. Volume 490, Page 1565

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Inlot 132 & part Inlot 134 of the City of Athens, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Cranberry Row, LLC, as recorded in O.R. Volume 490, Page 1565, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-73400010-00 & P.P.N. A02-73400011-00 and further described as follows;

Commencing at an iron pin set on the West Right of Way Line of South Lancaster Street marking the Southwest corner of Inlot 132, also being the Southeast corner of Inlot 134, being on the North line of a 14 foot wide alley, and being the **PRINCIPLE PLACE OF BEGINNING**, of the **0.082 Acre** parcel herein to be described;

Thence, N 70°15'00" W 72.26 feet leaving South Lancaster Street with the North line of said alley, to an iron pin set marking the Southeast corner of a parcel conveyed to University Rentals 3, LLC, as recorded in O.R. Book 513, Page 1964;

Thence, N 19°34'22" E 43.43 feet leaving said alley with the East line of said parcel conveyed to University 3 Rentals, LLC (O.R.513,Pg.1964), to an iron pin set on the South line of a parcel conveyed to McCoady Properties, LLC, as recorded in O.R. Book 466, Page 1252;

Thence, S 68°42'16" E 97.43 feet with the South line of said parcels conveyed to McCoady Properties, LLC (O.R.466,Pg.1252), and extending along parcels conveyed to University 3 Rentals Corporation (O.R.166,Pg.771), to an iron pin set on the East line of Inlot 132, also being the West Right of Way Line of South Lancaster Street, and passing over 5/8" o.d. iron pins found at 10.00 feet and 39.45 feet respectively: said iron pin set on the West R/W Line of South Lancaster Street bears S 51°15'00" W 175.98 feet from the intersection of the West Right of Way Line of South Lancaster Street and the South Right of Way Line of West State Street;

Thence, S 51°15'00" W 47.85 feet with the West Right of Way Line of said South Lancaster Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.082 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

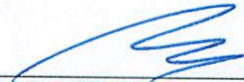
The above described 0.082 Acre parcel contains 0.011 Acres in Inlot 132 and 0.071 Acres in Inlot 134.

The bearings of the above description are based on the West Right of Way Line of South Lancaster Street, as being S 51°15'00" W, 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 January of 2018.

Dated 2/18/18


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

Job No. 3050-18ATRev1

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

FEB 09 2018

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: David E. Stewart
 DATE: 2/9/18



Plat of Survey

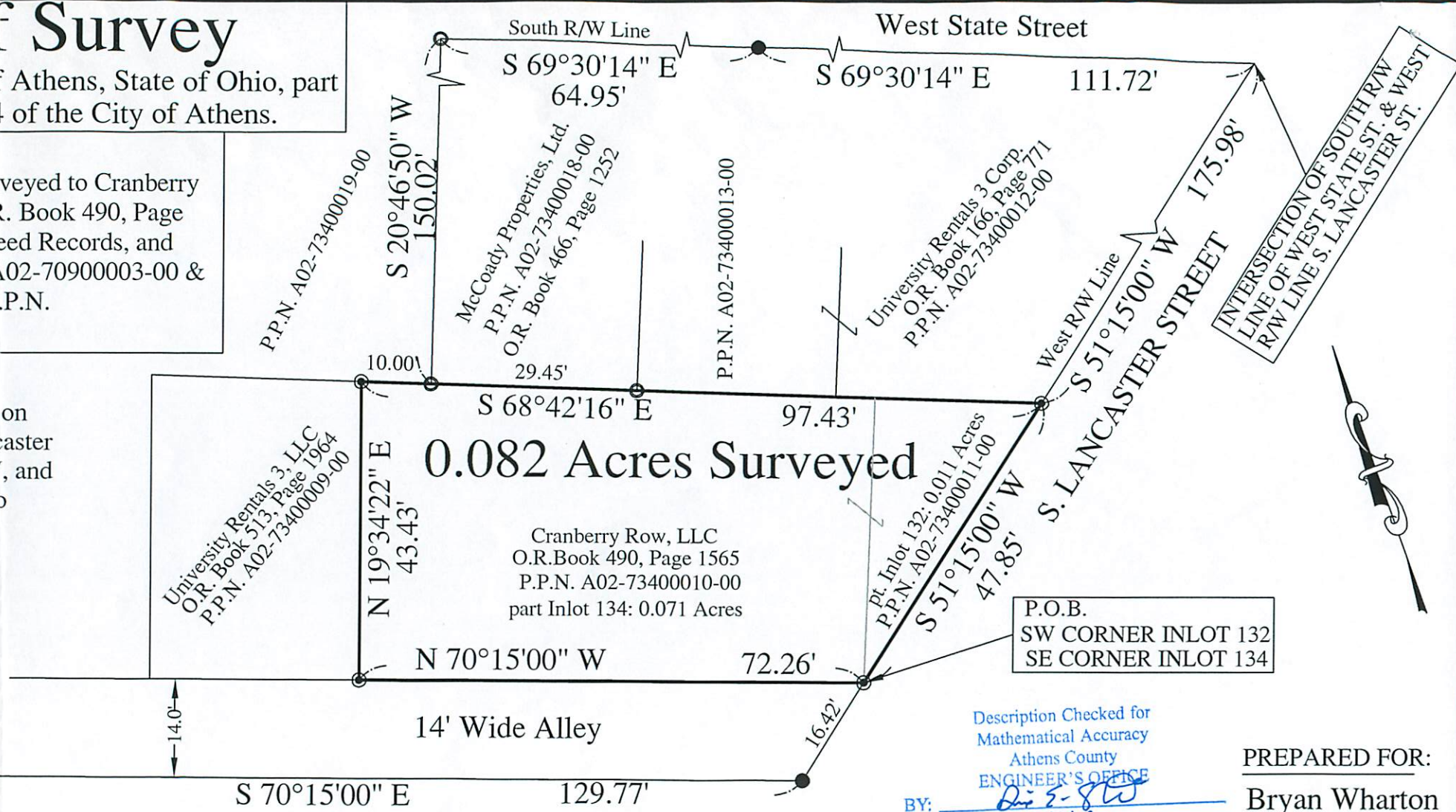
City of Athens, County of Athens, State of Ohio, part
Inlot 132 & part Inlot 134 of the City of Athens.

PROPERTY LOCATION:

Being a Survey of parcels conveyed to Cranberry Row, LLC, as recorded in O.R. Book 490, Page 1565, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-70900003-00 & P.P.N. A02-73400010-00 & P.P.N. A02-73400011-00.

BASIS OF BEARING

Bearings of this plat are based on the West R/W Line of S. Lancaster Street, as being S 51°15'00" W, and is an assumed Meridian used to denote angles only.



0.082 Acres Surveyed

Cranberry Row, LLC
O.R. Book 490, Page 1565
P.P.N. A02-73400010-00
part Inlot 134: 0.071 Acres

P.O.B.
SW CORNER INLOT 132
SE CORNER INLOT 134

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Scott A. England
DATE: 2/9/18

PREPARED FOR:
Bryan Wharton

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

2/8/18

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

PREPARED BY:
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LEGEND

- - Iron Pin Set
5/8" Rebar-30" long w/ Red I.D. Cap
Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pipe Found
- ▲ - Railroad Spike Found

