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Legal Description
Tract 1-A: 1.492 Acres

Part Sean D. Jones Parcels: O.R. Volume 315, Page 27 & O.R. Volume 317, Page 2262

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 54 in Section 13, Township 9N, Range 14W, of the Ohio University Leasehold Lands, also being all of Lot 11 of Clear View Subdivision, as recorded in Plat Book 7, Page 299, in the Athens County Plat Records, and being more particularly described as follows;

Being a Survey of Lot 11 of Clear View Subdivision, and part of 2 parcels conveyed to Sean D. Jones, as recorded in O.R. Volume 315, Page 27 & O. R. Volume 317, Page 2262, in the Athens County Deed Records, being all of Auditor's P.P.N. A01-013030-3600, and part of P.P.N. A01-013030-3700 and A01-013030-3900, and further described as follows;

Commencing at stone found marking the Northeast corner of Lot 11 of Clear View Subdivision and the Northeast corner of Lease Lot 54, being on the West line of an 8.4 Acre parcel conveyed to AA Athens Storage, LLC, as recorded in O.R. Volume 496, Page 387, also being on the South line of a 0.85 Acre parcel conveyed to AA Athens Self Storage, LLC, as recorded in O.R. Volume 496, Page 387, and being the **PRINCIPLE PLACE OF BEGINNING** of the 1.492 Acre parcel herein to be described;

Thence, **S 00°42'58" W 254.19 feet** with the East line of said Lot 11 of Clear View Subdivision, also being the East line of Lease Lot 54, and being the West line of said 8.4 Acre parcel conveyed to AA Athens Self Storage, LLC, to a ¾" o.d. Iron Pipe found marking the Southeast corner of said Lot 11;

Thence across said parcels conveyed to Jones (O.R.315,Pg.27 & O.R.317,Pg.2262), of which this description is a part, with the following two (2) courses and distances:

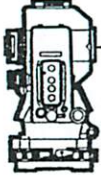
- 1) **S 86°52'18" W 114.57 feet** to an iron pin set;
- 2) **S 78°28'31" W 102.24 feet** to an iron pin set on the New Right of Way Line of Clear View Drive (Twp. Road 1128)(variable widths);

Thence with the New Right of Way Line of Clear View Drive , with the following two (2) courses and distances:

- 3) With a curve to the left (Radius = 95.24 feet, delta angle 60°47'95", Arc Length = 101.04 feet) with a chord bearing **N 50°56'04" W 96.37 feet** to a point of tangency;
- 4) **N 81°19'21" W 2.64 feet** to an iron pin set marking the Southeast corner of a parcel conveyed to Cynthia L. Chalfant, as recorded in O.R. Volume 122, Page 74;

Thence, **N 23°20'49" E 239.31 feet** leaving Clear View Drive with the East line of said parcel conveyed to Chalfant, and extending along the East line of Lot 10 conveyed to Chalfant (O.R.122,Pg.74), the same being the West line of said parcel conveyed to Jones (O.R.315,Pg.27 & O.R.317,Pg.2262), of which this description is a part, and extending along the West line of said Lot 11, to a ¾" o.d. iron pipe found on the North line of said Lease Lot 54, also being on the South line of Lease Lot 56 and said 0.85 Acre parcel conveyed to AA Athens Self Storage, LLC, (O.R.496,Pg.387)to a ¾" o.d. Iron Pipe found marking the Northwest corner of said Lot 11, and being the Northeast corner of Lot 10, and passing over a 5/8" o.d. iron pin found marking the Southwest corner of Lot 11 at 10.34 feet;

Thence, **N 90°00'00" E 200.34 feet** with the North line of said Lot 11, the North line of said Lease Lot 54, also being the South line of said Lease Lot 56 and said 0.85 Acre parcel conveyed to AA Athens Self Storage, LLC (O.R.496,Pg.387), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **1.492 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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The above described 1.492 Acre parcel contains 1.325 Acres in Lot 11 of Clear View Subdivision (P.P.N. A01-013030-3600, 0.090 Acres in P.P.N. A01-013030-3700, & 0.077 Acres in P.P.N. A01-013030-3900.

The New Right of Way line for Clear View Drive (Twp. Road 1128), is recorded in Athens County Commissioner's Journal 30, Page 159.

The bearings of the above description are based on the North line of Fractional Lot 18, as being S 83°33'19" E, and is an assumed Meridian used to denote angles only.

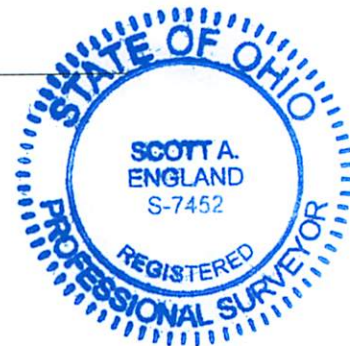
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2018.

Dated 5 Feb 18

Job No. 3074-18AT-Tract1-A


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



Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 54 in Section 13, Township 9N, Range 14W, Ohio University Leasehold Lands, and part of Lot 11 of Clear View Subdivision (Plat Book 7, Page 299)

PROPERTY LOCATION:

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Lease Lot 54 in Section 13, Township 9N, Range 14W, Ohio University Leasehold Lands, and being part of Lot 11 of Clear View Subdivision, as recorded in Plat Book 7, Page 299, in the Athens County Plat Records.

Being a Survey of 5 parcels conveyed to Sean D. Jones, as recorded in O.R. Volume 315, Page 27 & O.R. Volume 317, Page 2262, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-013030-3600, A01-013030-3700, A01-013030-3800, A01-013030-3900, and A01-013030-3901.

The bearings of this plat are based on the North Line of Lot 11 of Clear View Subdivision, as recorded in Plat Book 7, Page 299, in the Athens County Plat Records, as being N 90°00'00" E, and is an assumed Meridian used to denote angles only.

PREPARED FOR:

LCR Realty
Athens, Ohio

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	101.04'	95.24'	60°47'05"	N 50°56'04" W 96.37'
C2	63.27'	95.24'	38°03'47"	N 01°30'06" W 62.11'

AA Athens Self Storage, LLC
0.85 Acres
O.R. Volume 496, Page 387
P.P.N. A01-001003-2401

LEASE LOT 56

N 90°00'00" E 200.34'

North Line Lot 11

LEASE LOT 54

POINT OF COMMENCEMENT:
NE Corner Lease Lot 54
P.O.B. Tract 1

Sean D. Jones
O.R. Volume 317, Page 27 &
O.R. Volume 317, Page 2262

Tract 1-A
1.492 Acres

LOT 11
P.P.N. A01-013030-3600

AA Athens Self Storage, LLC
8.4 Acres (T.D.)
O.R. Volume 496, Page 387
P.P.N. A01-001003-2201

East Line Lot 11 & Lease Lot 54

S 00°42'58" W

S 01°21'02" W

105.84'

Tract 2-A
0.671 Acres

P.P.N. A01-013030-3800

Limited Access R/W Line
S 46°43'54" W 137.46'

U.S. ROUTE 33
VARIABLE WIDTHS

LEGEND

- ☐ - Stone Found
- ⊙ - 5/8" x 30" long rebar w/red plastic cap labeled "S.A. England #7452"
- - 5/8" o.d. Iron Pin Found
- L1 - N 81°19'21" W 2.64'
- - 3/4" o.d. Iron Pipe Found

PREPARED BY:

S.A. ENGLAND SURVEYING
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P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
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RELATED DOCUMENTS

- 1) 2000 Survey of 0.065 Acres by Kenneth E. Highland.
- 2) Plat of Clear View Subdivision: Plat Book 7, Page 299
- 3) Athens County Commissioner's Journal 30, Page 159

Cynthia L. Chalfant
Lot 10: O.R. Volume 122, Page 74
P.P.N. A01-013030-3400

P.P.N. A01-013030-3500
L1

P.P.N. A01-013030-3900

P.P.N. A01-013030-3700

P.O.B. Tract 2

CLEAR VIEW DRIVE (T.R. 1128)
(variable widths)

P.P.N. A01-013030-3901

ACREAGE BREAKDOWN
TRACT 1-A: 1.492 ACRES

- 1.325 ACRES IN P.P.N. A01-013030-3600 (Lot 11)
- 0.090 ACRES IN P.P.N. A01-013030-3700
- 0.077 ACRES IN P.P.N. A01-013030-3900

ACREAGE BREAKDOWN
TRACT 2-A: 0.671 ACRES

- 0.586 ACRES IN P.P.N. A01-013030-3800
- 0.018 ACRES IN P.P.N. A01-013030-3700
- 0.001 ACRES IN P.P.N. A01-013030-3900
- 0.066 ACRES IN P.P.N. A01-013030-3901

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brandt Williams* 095
DATE: 5/29/18

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

5/29/18

Date

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

