

**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
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**Legal Description**  
**Tract 2: 0.400 Acres**  
**Part Orion Ventures, LLC Parcel: O.R. Book 517, Page 2566**

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 73 in Section 13, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 0.68 Acre parcel conveyed to Orion Ventures, LLC, as recorded in O.R. Book 517, Page 2566, in the Athens County Deed Records, being part of Auditor's P.P.N. A01-01304003-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the intersection of the centerlines of Echo Lane (Twp. Road 1238) and Hooper Road (Twp. Road 58): said pin bears N 03°58'56" E 878.46 feet and N 15°51'04" W 369.55 feet from the Southeast corner of Lease Lot 73;

Thence, S 32°16'04" E 113.63 feet with the centerline of Hooper Road, to a 5/8" o.d. iron pin found marking the Southeast corner of said parcel conveyed to Orion Ventures, LLC (OR517,Pg2566), of which this description is a part, also being the Northeast corner of a 0.63 Acre parcel conveyed to Steven O. Secoy, as recorded in O.R. Book 572, Page 2073, and passing over a mag nail set at 23.38 feet;

Thence, Thence, S 53°25'56" W 132.13 feet leaving Hooper Road with the South line of said parcel conveyed to Orion Ventures, LLC (OR517,Pg2566), of which this description is a part, the same being the North line of said parcel conveyed to Secoy (OR572, Page 2073, to an iron pin set, being the PRINCIPLE PLACE OF BEGINNING, of the 0.400 Acre parcel herein to be described, and passing over an iron pin set at 25.00 feet;

Thence, S 53°25'56" W 167.15 feet continuing with the South line of said parcel conveyed to Orion Ventures, LLC (OR517,Pg2566), of which this description is a part, the same being the North line of said parcel conveyed to Secoy (OR572, Page 2073, to a point in the centerline of a creek, also being the East line of a 1.04 Acre parcel conveyed to Joe R. & Claudia J. Gay, as recorded in O.R. Book 327, Page 1120, and passing over 5/8" o.d. iron pins found at 30.38 feet and 148.06 feet;

Thence, N 43°28'04" W 112.07 feet with the West line of said parcel conveyed to Orion Ventures, LLC (OR517,Pg2566), of which this description is a part, the same being the East line of said parcel conveyed to Gay (OR327,Pg1120), to an iron pin set on the South Right of Way Line of Echo Lane;

Thence, N 60°10'17" E 181.87 feet with South Right of Way Line of Echo Lane and the North line of said parcel conveyed to Orion Ventures, LLC (OR517,Pg2566), of which this description is a part, to a 5/8" o.d. iron pin found;

Thence, S 36°34'04" E 89.92 feet with a line across said parcel conveyed to Orion Ventures, LLC (OR517,Pg2566), of which this description is a part, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.400 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 June of 2022.


Dated 6/14/22

Job No. 3936-22AT-Tract2

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

**JUN 15 2022**

Jill Thompson  
 Athens County Auditor

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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: Danie E. Slaw  
 DATE: 6/15/22





# Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 73 in Section 13, Township 9N, Range 14W, of the Ohio Company's Purchase.

## PROPERTY DESCRIPTION

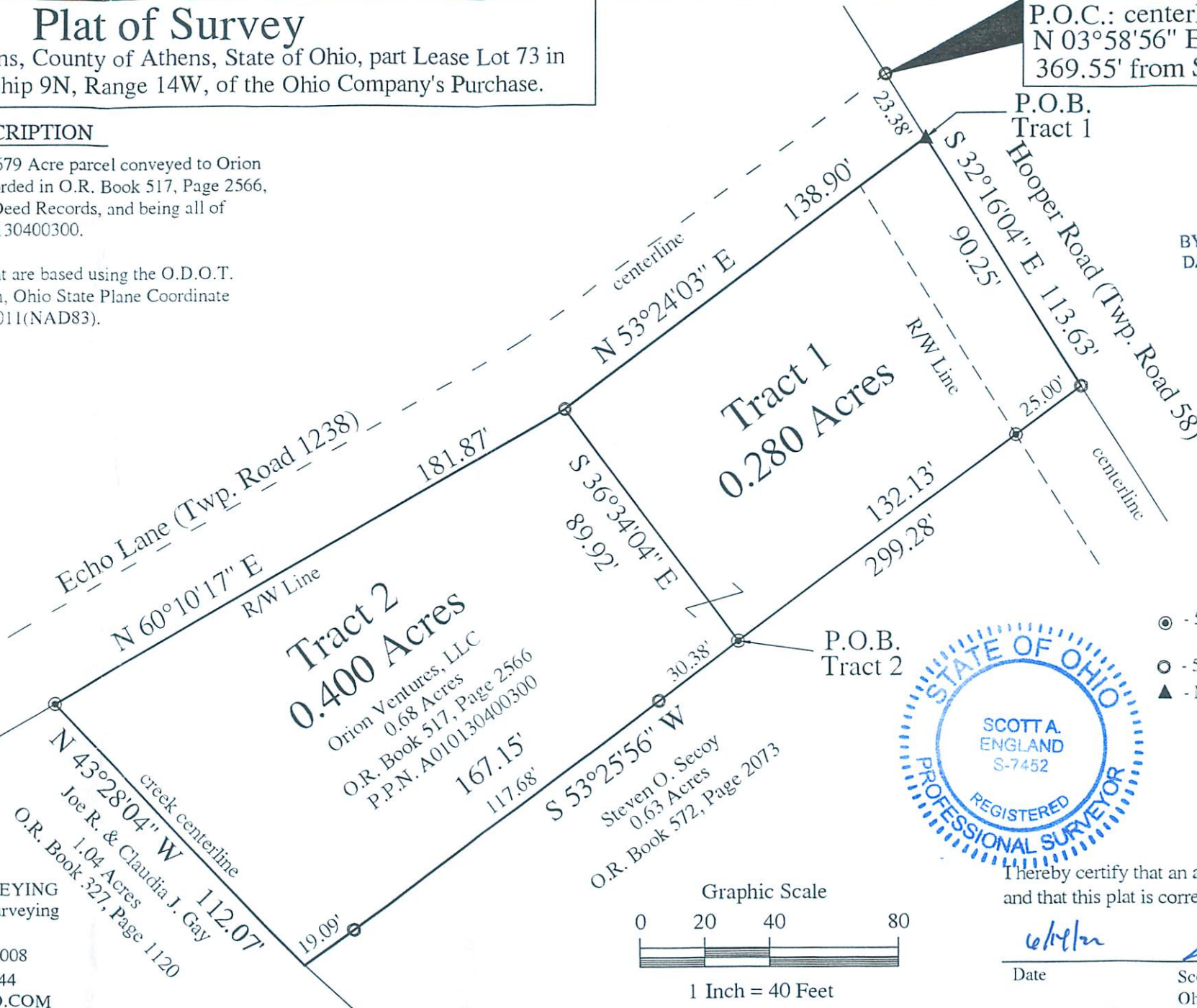
Being a Survey of a 0.679 Acre parcel conveyed to Orion Ventures, LLC, as recorded in O.R. Book 517, Page 2566, in the Athens County Deed Records, and being all of Auditor's P.P.N. A010130400300.

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

P.O.C.: centerline intersection: bears N 03°58'56" E 878.46' & N 15°51'04" W 369.55' from SE Corner Lease Lot 73

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: David E. Shaw  
DATE: 6/15/2022



## LEGEND

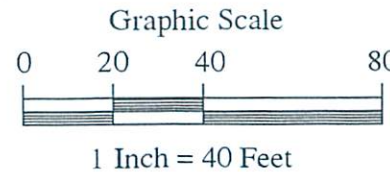
- ⊙ - 5/8" o.d. Iron Pin x 30" set w/red cap stamped "SA England #7452"
- - 5/8" o.d. Iron Pin Found
- ▲ - Mag Nail Set



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

Date: 6/15/22  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
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WWW.SURVEYOHIO.COM



**Tract 2**  
0.400 Acres  
Orion Ventures, LLC  
0.68 Acres  
O.R. Book 517, Page 2566  
P.P.N. A010130400300

**Tract 1**  
0.280 Acres

Steven O. Secoy  
0.63 Acres  
O.R. Book 572, Page 2073