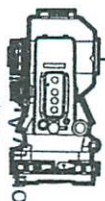


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 09 2024

Jill Davidson
Athens County



S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
Tract B-1: 0.500 Acres

Part James Michael Shea & Deborah Michele Shea Parcel: O.R. Book 612, Page 1634

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Farm Lot 119, Section 26, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 1.000 Acre parcel (Tract B) conveyed to James Michael Shea & Deborah Michele Shea, as recorded in O.R. Book 612, Page 1634, in the Athens County Deed Records, and being part of parent parcel Auditor's P.P.N. A01-0010054304, and further described as follows;

Commencing at a 1" o.d. iron pipe found on the North Right of Way Line of Edria Lane (50' Wide R/W) marking the Southeast corner of a 0.689 Acre parcel (Tract C) conveyed to James Michael Shea & Deborah Michele Shea, as recorded in O.R. Book 612, Page 1634, also being on the West line of a 5.01 Acre parcel conveyed to Maggie Coe, as recorded in O.R. Book 592, Page 1904: said iron pipe bears N 04°13'31" E 1419.28 feet from the Northeast corner of Farm Lot 118 (calculated);

Thence, N 03°54'04" E 167.47 feet leaving Edria Lane with the East line of said 0.689 Acre parcel, the same being the West line of said parcel conveyed to Coe, to a 1" o.d. iron pipe found at the Southeast corner of a 2.43 Acre parcel conveyed to Jason Repp, as recorded in O.R. Book 582, Page 929;

Thence S 89°55'17" W 288.06 feet with the North line of said 0.689 Acre parcel and extending along the North line of Tract B, the same being the South line of said parcel conveyed to Repp, to an iron pin set marking the Northeast corner of said Tract B, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.500 Acre** parcel herein to be described, and passing over the Northeast corner of said Tract B, of which this description is a part at 174.07 feet;

Thence S 00°00'00" W 190.37 feet with a line across said Tract B of which the description is a part, to an iron pin set on the South line thereof, also being the North Right of Way Line of said Edria Lane;

Thence with the North Right of way Line of said Edria Lane, also being the South line of said Tract B of which this description is a part, with the following two (2) courses and distances:

- 1) With a curve to the right (Radius = 810.95 feet, Delta Angle 02°05'31", Arc Length 29.61 feet) with a chord bearing N 85°41'49" W 29.61 feet to a point of tangency;
- 2) N 84°39'08" W 88.42 feet to an iron pin set at the Southwest corner thereof, and being the Southeast corner of a 0.500 Acre parcel conveyed to Jill C. & David G. Ervin, as recorded in O.R. Book 612, Page 1027;

Thence, N 00°00'00" E 179.74 feet leaving Edria Lane with the West line of Tract B, of which this description is a part, the same being the East line of said parcel conveyed to Ervin, to an iron pin set at the Northwest corner of Tract B, also being the Northeast corner of said parcel conveyed to Ervin, and being the South line of said parcel conveyed to Repp;

Thence, N 89°55'17" E 117.56 feet with the North line of said Tract B, of which this description is a part, the same being the South line of said parcel conveyed to Repp, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.500 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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

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 April of 2024.

Dated 5/13/24

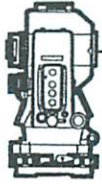
Scott A. England P.S.
Ohio Registered Surveyor #7452



Job No. 4327-24AT-Tract B1

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 5/7/24



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 Buckeye Lake, Ohio 43008



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Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
Tract B-2: 0.500 Acres

Part James Michael Shea & Deborah Michele Shea Parcel: O.R. Book 612, Page 1634

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Farm Lot 119, Section 26, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 1.000 Acre parcel (Tract B) conveyed to James Michael Shea & Deborah Michele Shea, as recorded in O.R. Book 612, Page 1634, in the Athens County Deed Records, and being part of parent parcel Auditor's P.P.N. A01-0010054304, and further described as follows;

Commencing at a 1" o.d. iron pipe found on the North Right of Way Line of Edria Lane (50' Wide R/W) marking the Southeast corner of a 0.689 Acre parcel (Tract C) conveyed to James Michael Shea & Deborah Michele Shea, as recorded in O.R. Book 612, Page 1634, also being on the West line of a 5.01 Acre parcel conveyed to Maggie Coe, as recorded in O.R. Book 592, Page 1904: said iron pipe bears N 04°13'31" E 1419.28 feet from the Northeast corner of Farm Lot 118 (calculated);

Thence, N 03°54'04" E 167.47 feet leaving Edria Lane with the East line of said 0.689 Acre parcel, the same being the West line of said parcel conveyed to Coe, to a 1" o.d. iron pipe found at the Southeast corner of a 2.43 Acre parcel conveyed to Jason Repp, as recorded in O.R. Book 582, Page 929;

Thence S 89°55'17" W 174.07 feet with the North line of said 0.689 Acre parcel, the same being the South line of said parcel conveyed to Repp, to an iron pin set marking the Northeast corner of said Tract B, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.500 Acre parcel herein to be described;

Thence S 00°00'00" W 188.99 feet with the East line of said Tract B of which the description is a part, also being the West line of said 0.689 Acre parcel, to an iron pin set on the South line thereof, also being the North Right of Way Line of said Edria Lane;

Thence with the North Right of Way Line of said Edria Lane, also being the South line of said Tract B of which this description is a part, with a curve to the right (Radius = 810.95 feet, Delta Angle 08°03'40", Arc Length 114.09 feet) with a chord bearing N 89°13'39" W 114.00 feet to an iron pin set;

Thence, N 00°00'00" E 190.37 feet leaving Edria Lane with a line across said Tract B, of which this description is a part, to an iron pin set on the North line thereof, also being the South line of said parcel conveyed to Repp;

Thence, N 89°55'17" E 113.99 feet with the North line of said Tract B, of which this description is a part, the same being the South line of said parcel conveyed to Repp, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.500 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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

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 April of 2024.

Dated 5/13/24

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

Job No. 4327-24AT-Tract B2



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

MAY 09 2024

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE

BY:
 DATE: 5/7/24

Plat of Survey

Township of Athens, County of Athens, State of Ohio, part

Farm Lot 119 in Section 26, Township 9N, Range 14W

PROPERTY LOCATION:

Being a Survey of a 1.000 Acre parcel conveyed to James Michael Shea & Deborah Michele Shea, as recorded in O.R. Book 612, Page 1634, in the Athens County Deed Records, and being all of Auditors P.P.N. A01-0010054304.

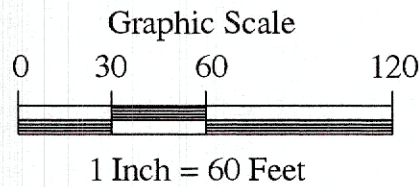
RELATED REFERENCES

- 1) 1981 Survey of 2.1870 Acres by Gregory P. Wright, P.S.
- 2) 1982 Survey of 0.6881 Acres by Gregory P. Wright, P.S.
- 3) 2019 Survey of three (3) 0.730 Acres by Robert C. Canter, P.S.
- 4) 2024 Survey of Tracts A-C by Scott A. England, P.S.

BASIS OF BEARING

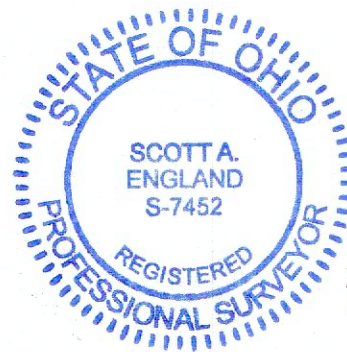
The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone, 2011(NAD83)

Subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



LEGEND

- ◆ - 1" o.d. Iron Pipe Found
- - 3/4" o.d. Iron Pin Found capped "Canter S-7226"
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red capped stamped "S.A. England #S-7452"



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennial Walker*
DATE: 5/7/24

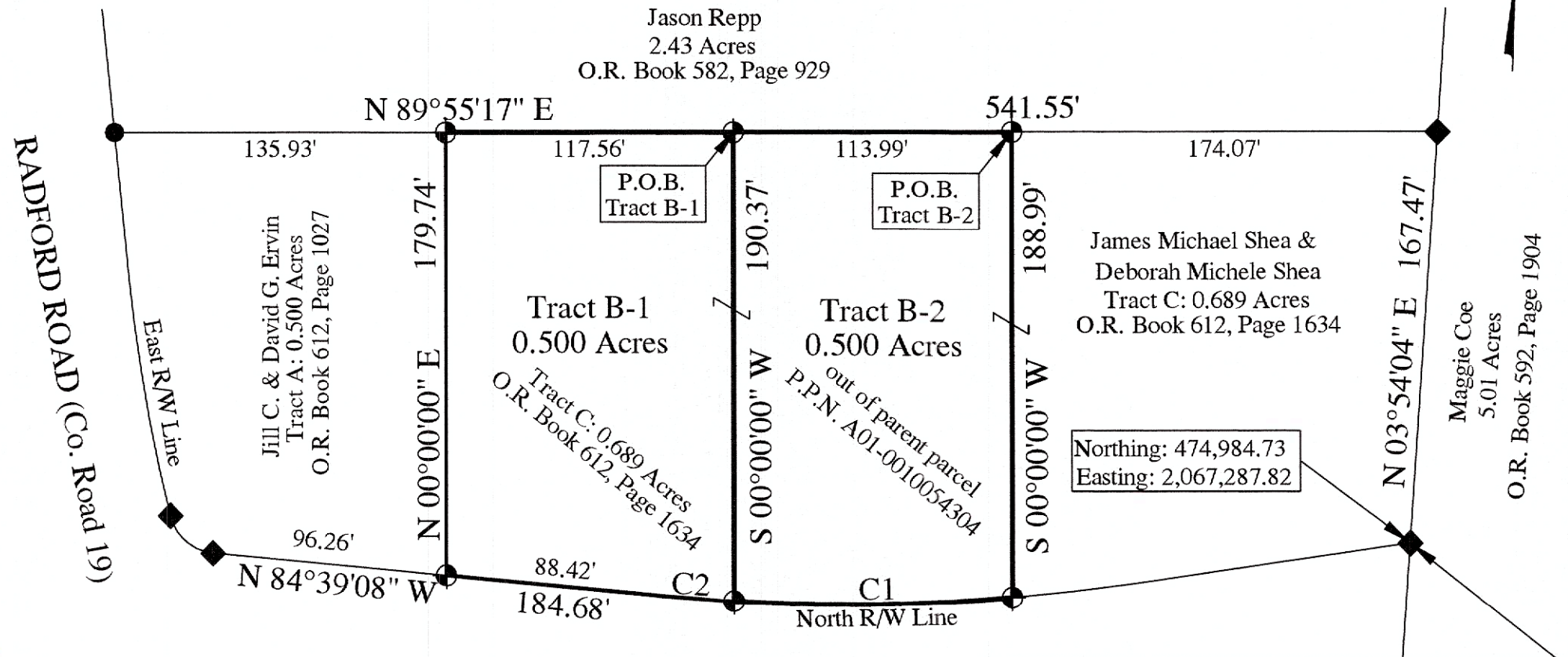
CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	114.09'	810.95'	08°03'40"	S 89°13'39" W 114.00'
C2	29.61'	810.95'	02°05'31"	N 85°41'49" W 29.61'

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

Dated 5/13/24

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



P.O.B.: Tract C
bears N 04°13'31" E 1419.28' (calculated)
from NE Corner Farm Lot 118

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