



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 A: 0.500 Acres
Part Paul David Stewart Parcel: O.R. Book 611, Page 560

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

Being a Survey of a part of a 2.1870 Acre parcel conveyed to Paul David Stewart, as recorded in O.R. Book 611, Page 560, in the Athens County Deed Records, and being part of 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 said 2.1870 Acre parcel, of which this description is a part, 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 2.1870 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 405.62 feet with the North line of said parcel 2.1870 Acre parcel, the same being the South line of said parcel conveyed to Repp, to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the **0.500 Acre** parcel herein to be described, and passing over an iron pin set at 174.07 feet;

Thence, S 00°00'00" W 179.74 feet with a line across said 2.1870 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 2.1870 Acre parcel, with the following two (2) courses and distances:

- 1) N 84°39'08" W 96.26 feet to a 1" o.d. iron pipe found at a point of curvature;
- 2) with a curve to the right (Radius = 20.00 feet, Delta Angle 73°31'17", Arc Length 24.60 feet) with a chord bearing N 49°07'26" W 23.08 feet to a 1" o.d. iron pipe found on the East Right of Way Line of Radford Road (Co. Road 19);

Thence with the East Right of Way Line of said Radford Road, also being the West line of said 2.1870 Acre parcel, with the following two (2) courses and distances:

- 1) with a curve to the right (Radius = 686.24 feet, Delta Angle 08°20'57", Arc Length 98.12 feet) with a chord bearing N 09°52'55" W 98.04 feet to a point of tangency;
- 2) N 05°38'19" W 59.19 feet to a 3/4" o.d. iron pin found capped "Canter" at the Southwest corner of said parcel conveyed to Repp;

Thence, N 89°55'17" E 135.93 feet with the North line of said parcel 2.1870 Acre parcel, 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 January of 2024.

Dated 2/12/24

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

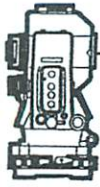
Job No. 4288-24AT-TractA-Rev 1
 Legal Description Pre-Approval
APPROVED
 All transfers are subject to
 Athens County Conveyance Standards

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Resamul Williams
 DATE: 2/14/24



FFR 2 7 2024

Jill Davidson
 Athens County Auditor



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Legal Description
Tract B: 1.000 Acres
Part Paul David Stewart Parcel: O.R. Book 611, Page 560

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

Being a Survey of a part of a 2.1870 Acre parcel conveyed to Paul David Stewart, as recorded in O.R. Book 611, Page 560, in the Athens County Deed Records, and being part of 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 said 2.1870 Acre parcel, of which this description is a part, 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 2.1870 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 parcel 2.1870 Acre parcel, the same being the South line of said parcel conveyed to Repp, to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the **1.000 Acre** parcel herein to be described;

Thence, S 00°00'00" W 188.99 feet with a line across said 2.1870 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 2.1870 Acre parcel, with the following two (2) courses and distances:

- 1) with a curve to the right (Radius = 810.95 feet, Delta Angle 10°09'11", Arc Length 143.70 feet) with a chord bearing N 89°43'36" W 143.52 feet to a 1" o.d. iron pipe found;
- 2) N 84°39'08" W 88.42 feet to an iron pin set;

Thence, N 00°00'00" E 179.74 feet leaving Edria Lane with a line across said 2.1870 Acre parcel, 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 231.55 feet with the North line of said parcel 2.1870 Acre parcel, the same being the South line of said parcel conveyed to Repp, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **1.00 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 January of 2024.

Dated 2/11/24

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

Job No. 4288-24AT-TractB-Rev1

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 2/14/24

FEB 27 2024

Jill Davidson
 Athens County Auditor





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Legal Description
Tract C: 0.689 Acres
Part Paul David Stewart Parcel: O.R. Book 611, Page 560

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

Being a Survey of a part of a 2.1870 Acre parcel conveyed to Paul David Stewart, as recorded in O.R. Book 611, Page 560, in the Athens County Deed Records, and being part of 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 said 2.1870 Acre parcel, of which this description is a part, 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, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.689 Acre** parcel herein to be described: said iron pipe bears N 04°13'31" E 1419.28 feet from the Northeast corner of Farm Lot 118 (calculated);

Thence with the North Right of Way Line of said Edria Lane, also being the South line of said 2.1870 Acre parcel, with the following two (2) courses and distances:

- 1) S 81°43'58" W 114.81 feet to a point of curvature;
- 2) With a curve to the right (Radius = 810.95 feet, Delta Angle 03°29'22", Arc Length 49.39 feet) with a chord bearing S 83°26'58" W 49.38 feet to an iron pin set;

Thence, N 00°00'00" E 188.99 feet leaving Edria Lane with a line across said 2.1870 Acre parcel, to an iron pin set on the North line thereof, also being the South line of a 2.43 Acre parcel conveyed to Jason Repp, as recorded in O.R. Book 582, Page 929;

Thence, N 89°55'17" E 174.07 feet with the North line of said parcel 2.1870 Acre parcel, the same being the South line of said parcel conveyed to Repp, to a 1" o.d. iron pipe found on the West line of said parcel conveyed to Coe;


Thence, S 03°54'04" W 167.47 feet with the East line of said 2.1870 Acre parcel, the same being the West line of said parcel conveyed to Coe, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.689 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 January of 2024.

Dated 2/20/24


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

Job No. 4288-24AT-TractC-Rev1

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:  DATE: 2/14/24

Legal Description Pre-Approval
APPROVED

All transfers are subject to
 Athens County Conveyance Standards



FEB 27 2024

Jill Davidson
 Athens County Auditor

Plat of Survey

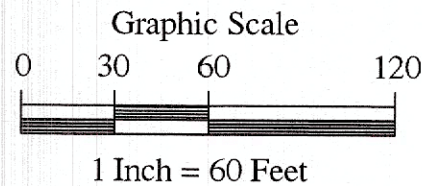
Township of Athens, County of Athens, State of Ohio, part Farm Lot 119 in Section 26, Township 9N, Range 14W

PROPERTY LOCATION:

Being a Survey of a 2.1870 Acre parcel conveyed to Paul David Stewart, as recorded in O.R. Book 611, Page 560, in the Athens County Deed Records, and being all of Auditors P.P.N. A01-0010054304.

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)



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 England #S-7452"



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

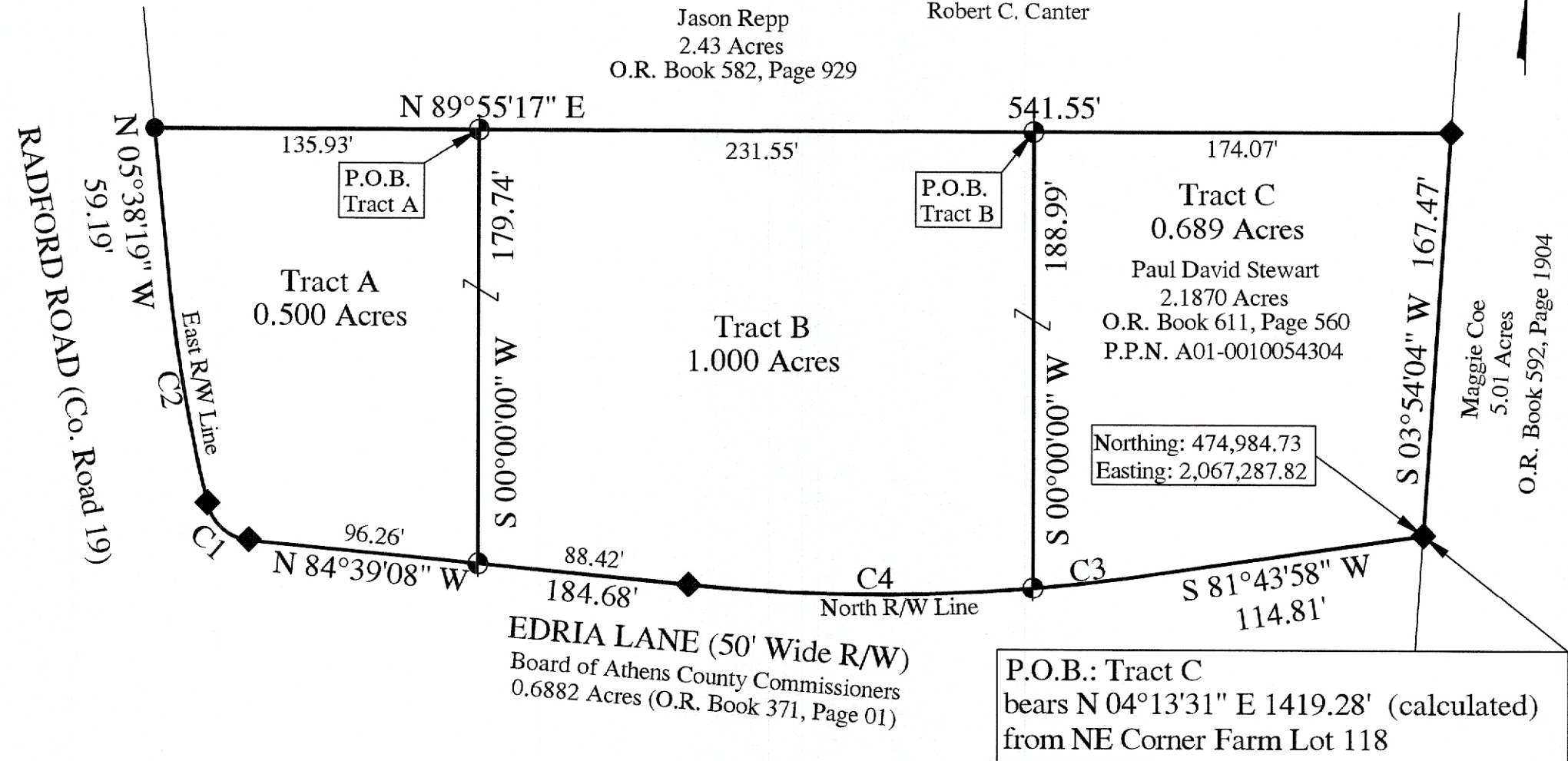
BY: *Scott A. England*
DATE: 2/14/24

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 2/12/24
Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #7452

RELATED REFERENCES

- 1) 1981 Survey of 2.1870 Acres by Gregory P. Wright
- 2) 1982 Survey of 0.6881 Acres by Gregory P. Wright
- 3) 2019 Survey of three (3) 0.730 Acres by Robert C. Canter



CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	24.60'	20.00'	73°31'17"	N 49°07'26" W 23.08'
C2	98.12'	686.24'	08°20'57"	N 09°52'55" W 98.04'
C3	49.39'	810.95'	03°29'22"	S 83°26'58" W 49.38'
C4	143.71'	810.95'	10°09'11"	N 89°43'36" W 143.52'

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com