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**Legal Description**  
**Tract 2: 2.644 Acres**  
**part Marian E. Richardson Parcel: O.R. Book 195, Page 454**

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 183 in Section 35, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 5.85 Acre parcel (per tax duplicate) conveyed to Marian E. Richardson, as recorded in O.R. Book 195, Page 454, in the Athens County Deed Records, and being part of Auditor's P.P.N. A04-00200119-02, and further described as follows;

The intent of the following described 2.644 Acre parcel is for an adjacent property transfer.

Commencing at a the Southwest corner of Lease Lot 183 and Section 35 in the centerline of Salem Road (Co. Road 9), and being on the East line of Section 5 of Waterloo Township;

Thence, N 00°00'00" E 1732.48 feet with the West line of Lease Lot 183 and Section 35, the same being the West line of Athens Township and the centerline of Salem Road, also being the East line of Section 5 of Waterloo Township, to the Southwest corner of a 2.00 Acre parcel conveyed to Marian E. Richardson, as recorded in O.R. Book 147, Page 628;

Thence, S 88°00'09" E 289.04 feet leaving Salem Road with the South line of said 2.00 Acre parcel conveyed to Richardson (O.R.147,Pg.628), to a 5/8" o.d. iron pin found marking the Southeast corner thereof, being on the North line of a 4.419 Acre parcel conveyed to Drew E. & Carolyn L. Wolfe, as recorded in O.R. Book 165, Page 713, and being on the South line of said 5.85 Acre parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 2.644 Acre parcel herein to be described;

Thence, N 00°00'00" E 301.69 feet with the West line of said 5.85 Acre parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, the same being the East line of said 2.00 Acre parcel conveyed to Richardson (O.R.147,Pg.628), to a 5/8" o.d. iron pin found;

Thence, S 88°04'37" E 495.26 feet with a line across said parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, to an iron pin set on the East line thereof, and being on the West line of a 14.388 Acre parcel conveyed to Kimberly A. Dishong, as recorded in O.R. Book 447, Page 1228);

Thence with the East line of said parcel conveyed to Richardson of which this description is a part, the same being the West line of said 14.388 Acre parcel conveyed to Dishong (O.R.447,Pg.1228), with the following three (3) courses and distances:

- 1) S 07°25'52" W 51.54 feet to a 5/8" o.d. iron pin found;
- 2) S 50°17'47" W 207.67 to a 5/8"o.d. iron pin found;
- 3) S 28°46'14" W 126.22 feet to a 5/8" o.d. iron pin found on the South line thereof, and being on the North line of said parcel conveyed top Wolfe (O.R.165,Pg.713);

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

APR 18 2018

Jill Thompson  
Athens County Auditor



**S.A. ENGLAND SURVEYING**  
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Thence, N 88°00'09" W 267.96 feet with the South line of said parcel conveyed to Richardson (O.R.195,Pg.454) of which this description is a part, also being the North line of said 4.419 Acre parcel conveyed to Wolfe (O.R.165, Page 713), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 2.644 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 on the West line of Section 35 and Athens Township, as being N 00°00'00" E, 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 December of 2017.

Dated 12/4/17

Job No. 3040-17AT-Tract2

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



# Plat of Survey

Township of Athens, County of Athens, State of Ohio,  
part Lease Lot 183 in Section 35, Township 9N,  
Range 14W.

## PROPERTY LOCATION:

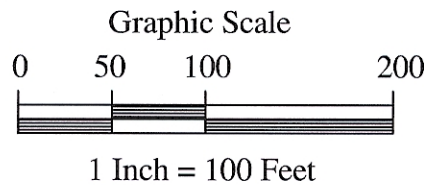
Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Lease Lot 183 in Section 35, Township 9N, Range 14W.

Being a Survey of a 5.85 Acre (tax duplicate) parcel conveyed to Marian E. Richardson, as recorded in O.R. Book 195, Page 453, in the Athens County Deed Records, and being all of Auditor's Parcel No. A04-00200119-02.

The bearings of this plat are based on the West line of Section 35 and Athens Township, as being N 00°00'00" E, and is an assumed Meridian used to denote angles only.

## LEGEND

- ⊙ - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
- 5/8" Rebar 30" long with/red cap Labeled S.A. England #7452
- ⊕ - Utility Pole



## LINE TABLE

No.	Bearing	Distance
L1	S 04°58'54" W	117.83'
L2	S 85°25'27" E	21.71'
L3	S 73°42'32" E	124.98'
L4	N 88°58'09" E	54.15'
L5	N 58°05'20" W	35.36'



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

4/16/18

Date

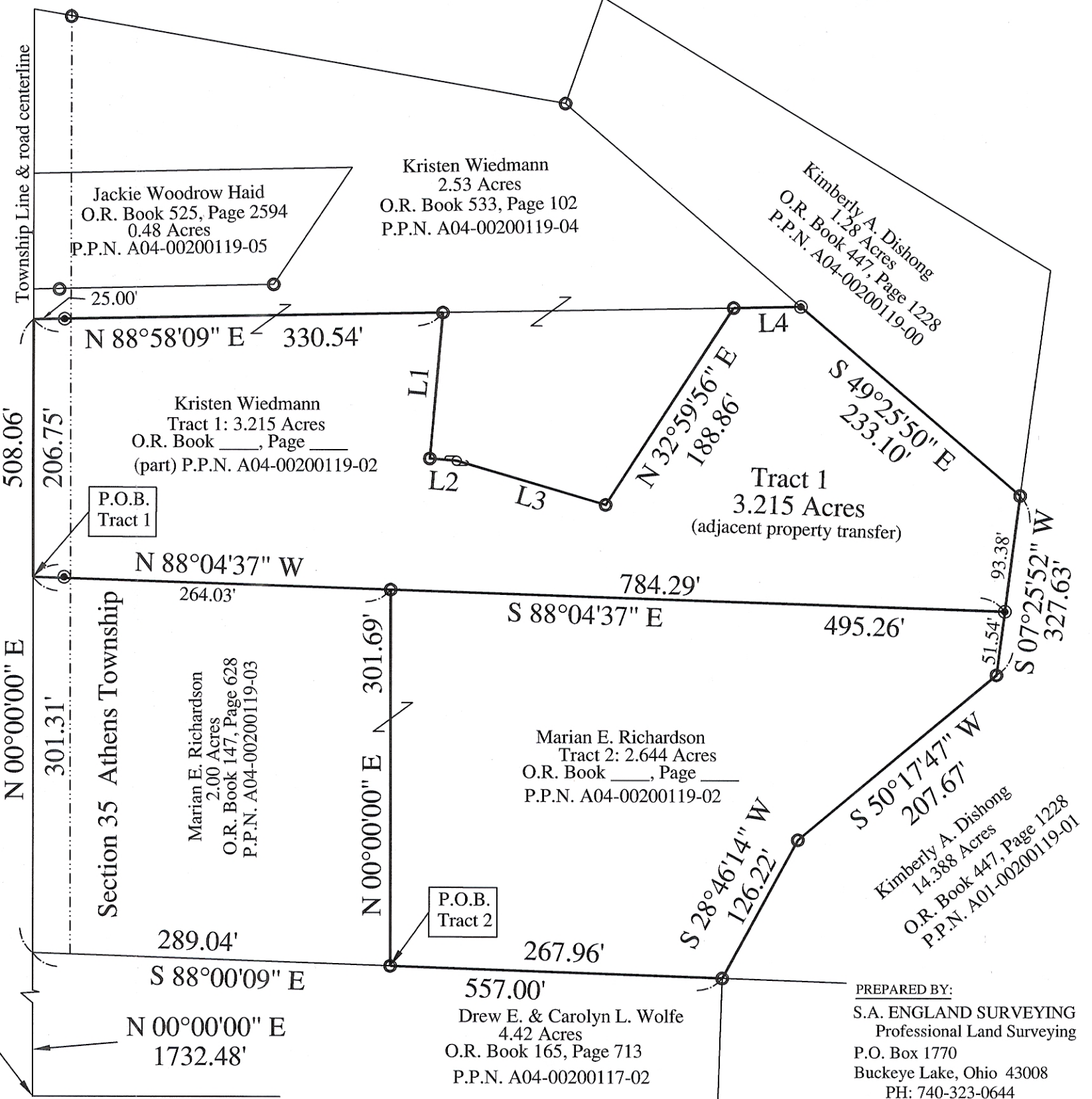
Scott A. England, P.S.

Ohio Registered Surveyor #S-7452

SW Corner L.L. 183  
& SECTION 35

Section 5 Waterloo Township

SALEM ROAD (Co. Road 9)



PREPARED FOR:

Kristen Wiedmann  
Athens, Ohio

PREPARED BY:

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