



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description

5.003 Acres

Part Gregory J. & Patricia B. Mickunas Parcel: O.R. Book 498, Page 1576

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 14 in Section 3, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of an 11.964 Acre parcel conveyed to Gregory J. & Patricia B. Mickunas, as recorded in O.R. Book 498, Page 1576, in the Athens County Deed Records, also being part of Auditor's P.P.N. A010010003500, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northwest corner of Lease Lot 14 and a 6.211 Acre parcel conveyed to Chaden Djalali & Marta Teresa Gomez-Diaz, as recorded in O.R. Book 545, Page 1934, and being on the East line of a 5.00 Acre parcel conveyed to Kenneth B. & Deborah B. Edwards, as recorded in O.R. Book 144, Page 347;

Thence, S 03°04'06" W 312.94 feet with the West line of Lease Lot 14 and said 6.211 Acre parcel conveyed to Djalali & Gomez-Diaz, the same being the East line of Lease Lot 15 and said parcel conveyed to Edwards, to a 5/8" o.d. iron pin found marking the Northwest corner of said 11.964 Acre parcel of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.003 Acre parcel herein to be described;

Thence with the South line of said 6.211 Acre parcel conveyed to Djalali & Gomez-Diaz (OR545,Pg1934), the same being the North line of said 11.964 Acre parcel conveyed to Mickunas (OR498,Pg1576) of which this description is a part, with the following three (3) courses and distances:

- 1) S 81°16'16" E 469.26 feet to a 5/8" o.d. iron pin found;
- 2) S 57°20'16" E 238.15 feet to a 5/8" o.d. iron pin found;
- 3) N 39°12'03" E 260.32 feet to the centerline of Longview Heights Road (Co. Road 83), and passing over a 5/8" o.d. iron pin found at 235.96 feet;

Thence with the centerline of Longview Heights Road, the same being the North line of said 11.964 Acre parcel conveyed to Mickunas (OR498,Pg1576) of which this description is a part, with the following six (6) courses and distances:

- 4) S 45°58'53" E 5.37 feet to an angle point;
- 5) S 55°31'25" E 169.79 feet to an angle point;
- 6) S 64°06'53" E 111.20 feet to an angle point;
- 7) S 75°41'37" E 78.34 feet to an angle point;
- 8) S 89°15'22" E 70.11 feet to an angle point;
- 9) N 73°49'12" E 23.24 feet to an angle point;

Thence leaving Longview Heights Road with a line across said 11.964 Acre parcel conveyed to Mickunas (OR498,Pg1576) of which this description is a part, with the following four (4) courses and distances:

- 1) S 18°30'34" W 89.99 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 47°54'43" W 380.21 feet to a 5/8" o.d. iron pin found marking the Northeast corner of a 2.255 Acre parcel conveyed to Gregory J. & Patricia B. Mickunas, as recorded in O.R. Book 468, Page 1128;
- 3) N 47°23'15" W 429.43 feet to an iron pin set;
- 4) N 81°31'00" W 627.43 feet to an iron pin set on the West line thereof and the West line of Lease Lot 14, also being the East line of Lease Lot 15 and said parcel conveyed to Edwards (OR147,Pg347);



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Thence, N 03°04'06" E 117.24 feet with the West line of said Lease Lot 14 and said 11.964 Acre parcel conveyed to Mickunas (OR498,Pg1576) of which this description is a part, the same being the East line of Lease Lot 15 and said parcel conveyed to Edwards (OR147,Pg347), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 5.003 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

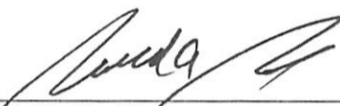
The bearings of the above description are based on the West line of Lease Lot 14, as being S 03°04'06" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 April of 2021.

Dated 5/3/21

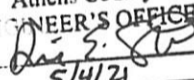
Job No. 3626-21AT


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

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

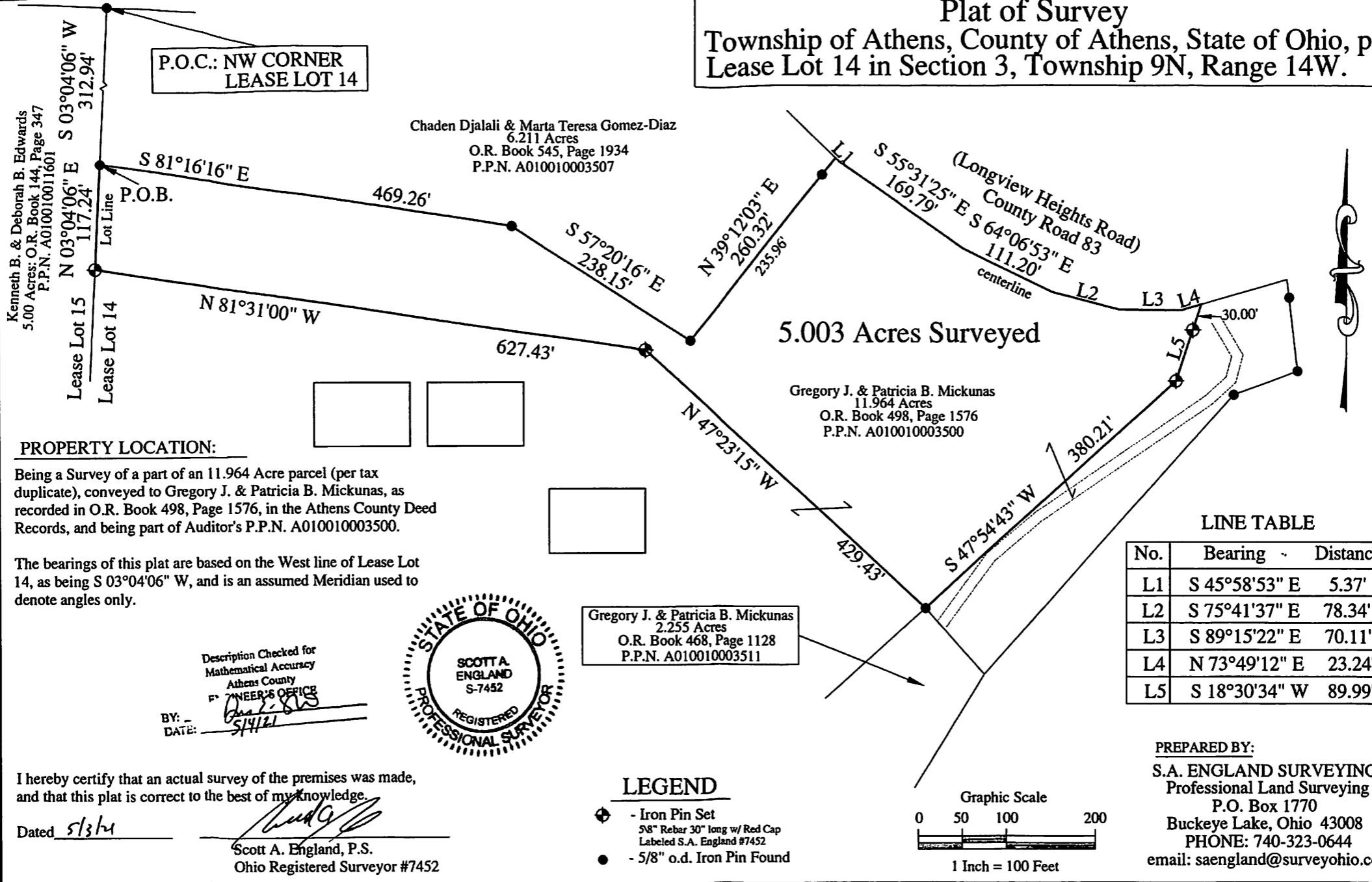
MAY 04 2021

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 5/4/21



Plat of Survey
 Township of Athens, County of Athens, State of Ohio, part
 Lease Lot 14 in Section 3, Township 9N, Range 14W.



P.O.C.: NW CORNER
LEASE LOT 14

Chaden Djalali & Marta Teresa Gomez-Diaz
 6.211 Acres
 O.R. Book 545, Page 1934
 P.P.N. A010010003507

5.003 Acres Surveyed

Gregory J. & Patricia B. Mickunas
 11.964 Acres
 O.R. Book 498, Page 1576
 P.P.N. A010010003500

Gregory J. & Patricia B. Mickunas
 2.255 Acres
 O.R. Book 468, Page 1128
 P.P.N. A010010003511

Kenneth B. & Deborah B. Edwards
 5.00 Acres: O.R. Book 144, Page 347
 P.P.N. A010010011601

PROPERTY LOCATION:

Being a Survey of a part of an 11.964 Acre parcel (per tax duplicate), conveyed to Gregory J. & Patricia B. Mickunas, as recorded in O.R. Book 498, Page 1576, in the Athens County Deed Records, and being part of Auditor's P.P.N. A010010003500.

The bearings of this plat are based on the West line of Lease Lot 14, as being S 03°04'06" W, and is an assumed Meridian used to denote angles only.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 5/14/21

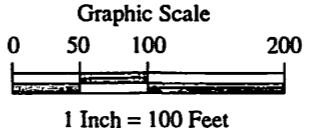


I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 5/13/21
 Scott A. England, P.S.
 Ohio Registered Surveyor #7452

LEGEND

- ◆ - Iron Pin Set
 5/8" Rebar 30" long w/ Red Cap
 Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found



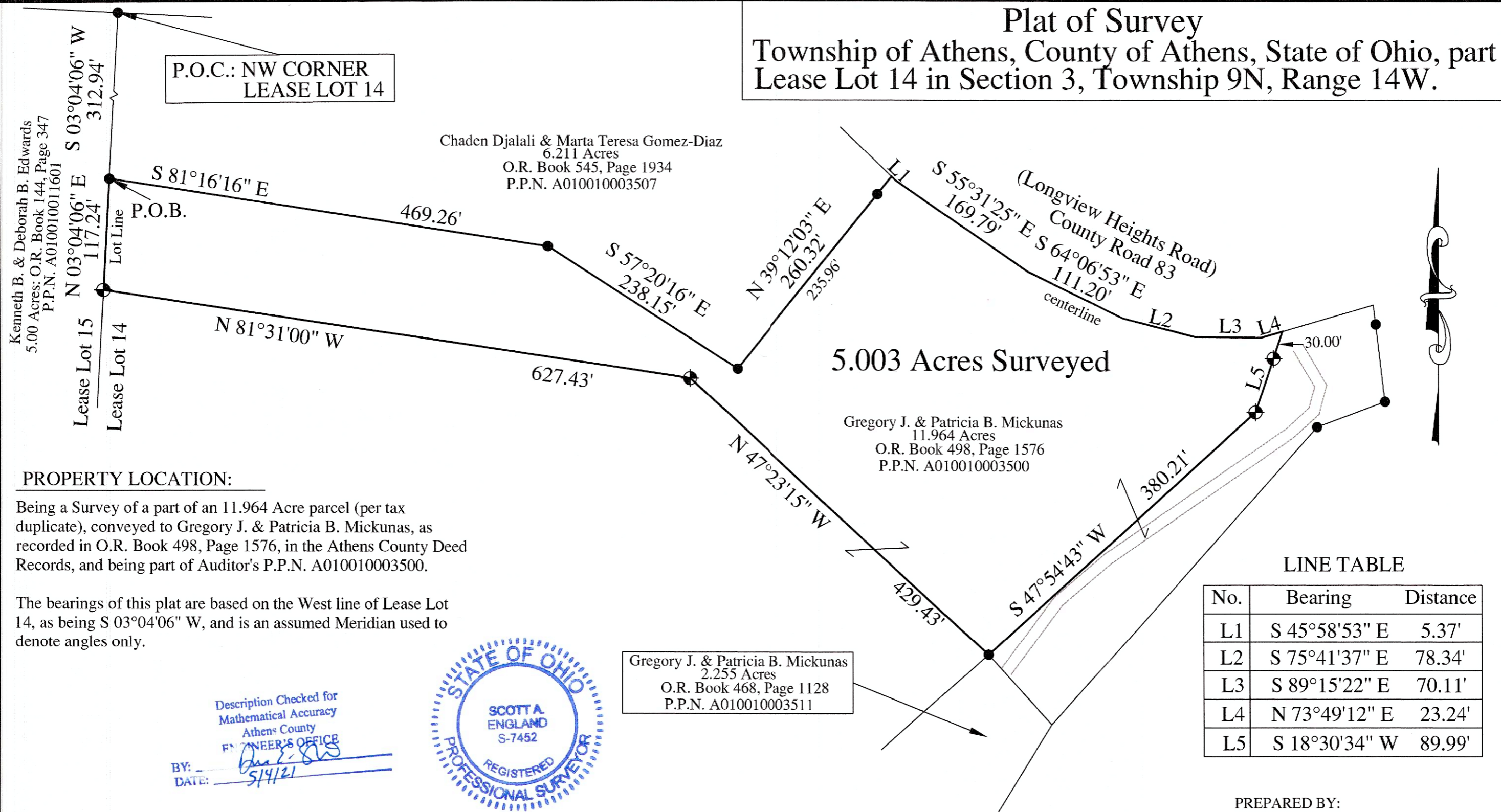
LINE TABLE

No.	Bearing	Distance
L1	S 45°58'53" E	5.37'
L2	S 75°41'37" E	78.34'
L3	S 89°15'22" E	70.11'
L4	N 73°49'12" E	23.24'
L5	S 18°30'34" W	89.99'

PREPARED BY:
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 PHONE: 740-323-0644
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Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 14 in Section 3, Township 9N, Range 14W.



Kenneth B. & Deborah B. Edwards
5.00 Acres: O.R. Book 144, Page 347
P.P.N. A010010011601

P.O.C.: NW CORNER
LEASE LOT 14

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6.211 Acres
O.R. Book 545, Page 1934
P.P.N. A010010003507

Gregory J. & Patricia B. Mickunas
11.964 Acres
O.R. Book 498, Page 1576
P.P.N. A010010003500

Gregory J. & Patricia B. Mickunas
2.255 Acres
O.R. Book 468, Page 1128
P.P.N. A010010003511

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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 5/14/21

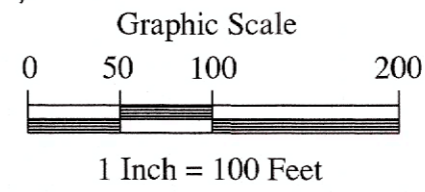


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Dated 5/13/21
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #7452

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Labeled S.A. England #7452
- 5/8" o.d. Iron Pin Found



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