

S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 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 1: 0.416 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being more being more particularly described as follows;

Being a Survey of 2 parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301025-00 & P.P.N. D01-01301026-00, and further described as follows;

Commencing for reference at iron pin set at the intersection of the North Right of Way Line of Broadwell Street (T-1108)(40' Wide R/W)(formerly Water Street) and the West line of an alley (15'Wide), being the Northwest corner of Gard's Second Addition, as recorded in Envelope 165A, in the Athens County Plat Records, and being the Southwest corner of a 0.33 Acre parcel conveyed to Board of Education, as recorded in O.R. Book 459, Page 1180;

Thence, S 56°38'26" E 220.00 feet with the North Right of Way Line of Water Street, the same being the South line of said parcel conveyed to Board of Education and extending along the South line of a parcel conveyed to Kawana Mariae Barfield, as recorded in O.R. Book 411, Page 485, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.416 Acre** parcel herein to be described;

Thence, N 33°21'34" E 193.33 feet leaving Water Street with the East line of said parcel conveyed to Barfield, to an iron pin set on the Southwest line of a parcel conveyed to Ora Hedges, as recorded in O.R. Book 259, Page 1542;

Thence with the boundary of said parcel conveyed to Hedges, with the following two (2) courses and distances:

- 1) S 21°29'02" E 146.77 feet to an iron pin set;
- 2) S 33°21'34" W 108.82 feet to an iron pin set on the North Right of Way Line of said Water Street;


Thence, N 56°38'26" W 120.00 feet with the North Right of Way Line of Water Street, to the e **PRINCIPLE PLACE OF BEGINNING**, and containing **0.416 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23


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

Job No. 3855-22AT-Tract I

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 3/3/23



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

MAR 03 2023

Jill Thompson
 Athens County Auditor



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Ohio Phone: 1-800-551-5844

Legal Description
Tract 2: 0.878 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being all of Lots 12-13 inclusive and part of a vacated alley (15' Wide) of Gard's First Addition (Envelope 161A), and being all of Lots 19-21 inclusive of Gard's Second Addition (Envelope 165A) of the Athens County Plat Records, and being more being more particularly described as follows;

Being a Survey of parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301031-00, P.P.N. D01-01301032-00, P.P.N. D01-01301033-00, P.P.N. D01-01301034-00, P.P.N. D01-01301032-01 (vacated alley) & P.P.N. D01-01301035-00, and further described as follows;

D01-01301031-01

Commencing for reference at iron pin set at the intersection of the North Right of Way Line of Main Street (40' Wide R/W) and the West Right of Way Line of Federal Street (50' Wide R/W), also being the Southeast corner of Lot 12 of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.878 Acre** parcel herein to be described;

Thence, **N 56°38'26" W 255.00 feet** with the North Right of Way Line of Main Street, the same being the South line of Lot 12, said alley, and Lot 21, to the Southwest corner of said Lot 21, of which this description is a part, and being on the East Right of Way Line of Ohio Street (50' Wide R/W);

Thence, **N 33°21'34" E 180.00 feet** leaving Water Street with the East Right of Way Line of Ohio Street, the same being the West line of Lots 19-21 inclusive, to an iron pin set marking the Northwest corner of Lot 19, of which this description is a part, and being the Southwest corner of Lot 18;

Thence, **S 56°38'26" E 127.50 feet** leaving Ohio Street with the line between said Lot 18 and Lot 19, to an iron pin set in the centerline of said vacated alley (15' Wide);

Thence, **S 33°21'34" W 60.00 feet** with the centerline of said vacated alley, to an iron pin set;

Thence, **S 56°38'26" E 127.50 feet** leaving said alley with the extension of the line between Lot 13 and Lot 14, to an iron pin set on the West Right of Way Line of said Federal Street, being the Northeast corner of said Lot 13, of which this description is a part, and being the Southeast corner of Lot 14;

Thence, **S 33°21'34" W 120.00 feet** with the West Right of Way Line of Federal Street, the same being the East line of said Lot 12 & Lot 13, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.878 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23

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

Job No. 3855-22AT-Tract2

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 3/3/23

Legal Description Pre-Approval
 APPROVED
 All transfers are subject to
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MAR 03 2023

Jill Thompson
 Athens County Auditor



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Legal Description
Tract 3: 0.573 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being part all of Lot 1 and Lot 2, part of Lot 3, and part "Depot Grounds" shown on the Original Plat of Broadwell, as recorded in Envelope 108A, of the Athens County Plat Records, and being more being more particularly described as follows;

Being a Survey of parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301042-00, P.P.N. D01-01301043-00, P.P.N. D01-01301044-00, P.P.N. D01-01301045-00 and P.P.N. D01-01301046-00, and further described as follows;

Commencing for reference at iron pin set at the intersection of the North Right of Way Line of Main Street (Width varies) and the East Right of Way Line of Federal Street (50' Wide R/W), also being the Southwest corner of Lot 1 of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.573 Acre** parcel herein to be described;

Thence, **N 33°21'34" E 152.00 feet** with the East Right of Way Line of Federal Street, the same being the West line of Lot 1, Lot 2, and extending along part of Lot 3 of which this description is a part, to an iron pin set marking the Southwest corner of a parcel conveyed to Phyllis & Ora Hedges, as recorded in Deed Volume 347, Page 939;

Thence with the boundary of said parcel conveyed to Hedges, with the following three (3) courses and distances:

- 1) **S 56°38'26" E 85.00 feet** to an iron pin set;
- 2) **S 33°21'34" W 20.00 feet** to an iron pin set;
- 3) **S 56°38'26" E 92.69 feet** to an iron pin set on the East line of said "Depot Grounds";

Thence with a curve to the right along the East line of said "Depot Grounds", (Radius = 686.61 feet, Delta Angle 07°03'14", Arc Length = 84.53 feet) with a chord bearing **S 08°16'47" W 84.48 feet** to an iron pin set on the North Right of Way Line of said Main Street;

Thence with the North Right of Way line of Main Street, the same being the South line of said "Depot Ground's and Lot 1, with the following two (2) courses and distances:

- 4) **N 79°40'06" W 141.85 feet** to an iron pin set;
- 5) **N 56°38'26" W 82.96 feet** to the **PRINCIPLE PLACE OF BEGINNING**.


Said parcel as surveyed contains **0.573 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23

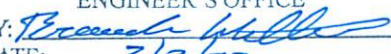

 Scott A. England P.S.
 Ohio Registered Surveyor #7452

Job No. 3855-22AT-Tract3

Legal Description Pre-Approval
APPROVED
 All transfers are subject to
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MAR 03 2023

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 3/3/23





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Legal Description
Tract 4: 0.389 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being all of Lots 36-38 inclusive of Gard's Third Addition, as recorded in Envelope 170A, of the Athens County Plat Records, and being more being more particularly described as follows;

Being a Survey of parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301006-00 P.P.N. D01-01301007-00, & P.P.N. D01-01301008-00, and further described as follows;

Commencing for reference at iron pin set on the North line of an alley (20' Wide) marking the Southwest corner of Lot 36, of which this description is a part, and being the PRINCIPLE PLACE OF BEGINNING of the **0.389 Acre** parcel herein to be described;

Thence, **N 33°21'34" E 120.00 feet** with the West line of said Lot 36, the same being the East line of said alley, to an iron pin set marking the Northwest corner thereof, and being on the South Right of Way Line of Main Street (width varies);

Thence with the South Right of Way line of Main Street, the same being the North line of Lots 36-38 inclusive, with the following two (2) courses and distances:

- 1) **S 56°38'26" E 60.00 feet** to an iron pin set;
- 2) **S 38°40'47" E 97.45 feet** to a point in the centerline of State Route 329 marking the Northeast corner of Lot 38, and passing over an iron pin set at 63.10 feet;

Thence, **S 33°21'34" W 89.95 feet** to a point marking the Southeast corner of said Lot 38;

Thence, **N 56°38'27" W 152.70 feet** leaving State Route 329 with the West line of said Lots 36-38 inclusive, to the PRINCIPLE PLACE OF BEGINNING, passing over an iron pin set at 32.70 feet, and containing **0.389 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Right of Way of State Route 329, as shown on Plan NO. ATH-329-5.45-5.92, ATH-329-7.60-8.08, & ATH-329-5.32-7.56, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23

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

Job No. 3855-22AT-Tract4

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 3/3/23



Legal Description Pre-Approval
APPROVED
 All transfers are subject to
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MAR 03 2023

Jill Thompson
 Athens County Auditor



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Ohio Phone: 1-800-551-5844

Legal Description
Tract 5: 0.576 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being a survey of a part of Lot A & Lot B of Gard's Third Addition, as recorded in Envelope 170A, of the Athens County Plat Records, and being more being more particularly described as follows;

Being a Survey of 2 parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301001-00 and D01-01301003-00, and further described as follows;

Commencing for reference at iron pin set on the North line of an alley (20' Wide) marking the Southwest corner of Lot 36, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.576 Acre** parcel herein to be described;

Thence, **S 56°38'27" E 152.70 feet** with the South line of Lots 36-38 inclusive, to a point in the centerline of State Route 329, and passing over an iron pin set at 120.00 feet;

Thence with the centerline of State Route 329, with the following two (2) courses and distances:

- 1) **S 51°23'53" W 108.09 feet** to a point;
- 2) **S 66°58'34" W 51.58 feet** to a point marking the Southeast corner of a parcel conveyed to Richard Stanley Kole, as recorded in O.R. Book 342, Page 331;

Thence, **N 32°57'33" W 313.03 feet** leaving State Route 329 with the East line of said parcel conveyed to Kole and extending along the East line of a 1.21 Acre parcel conveyed to Henrietta G. Elswick, as recorded in O.R. Book 342, Page 329, to a 3/8" o.d. iron pin found on the West line of said 20 foot wide alley, and passing over 3/8" o.d. iron pins found at 19.50 feet and 92.92 feet;

Thence with the South and East line of said 20 foot wide alley, with the following two (2) courses and distances:

- 1) **S 56°38'26" E 196.00 feet** to an iron rail found;
- 2) **N 33°21'34" E 20.00 feet** to the **PRINCIPLE PLACE OF BEGINNING**;

Said parcel as surveyed contains **0.576 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Right of Way of State Route 329, as shown on Plan NO. ATH-329-5.45-5.92, ATH-329-7.60-8.08, & ATH-329-5.32-7.56, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23



Job No. 3855-22AT-Tract5

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

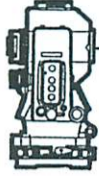
BY: 
DATE: 3/3/23

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



MAR 03 2023

Jill Thompson
Athens County Auditor



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Legal Description
Tract 6: 1.534 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a parcel conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301055-00, and further described as follows;

Commencing for reference at an iron pin set on the North line of an alley (20' Wide) marking the Southwest corner of Lot 36 of said Gard's Third Addition, as recorded in Envelope 170A;

Thence, S 56°38'27" E 152.70 feet with the South line of Lots 36-38 inclusive, to a point in the centerline of State Route 329, and passing over an iron pin set at 120.00 feet;

Thence, S 51°23'53" W 98.64 feet to a point, and being the PRINCIPLE PLACE OF BEGINNING of the 1.534 Acre parcel herein to be described;

Thence, S 44°56'26" E 216.71 feet leaving State Route 329 to a point in Federal Creek, also being the North line of a parcel conveyed to Dennis E. Powell, ETAL, as recorded in O.R. Book 212, Page 555, and passing over iron pins set at 29.29 feet and 158.76 feet;

Thence with the centerline of Federal Creek, the same being the North line of said parcel conveyed to Powell, ETAL, with the following three (3) courses and distances:

- 1) S 64°12'42" W 112.81 feet to a point;
- 2) S 69°44'11" W 128.04 feet to a point;
- 3) S 80°23'05" W 153.53 feet to a point marking the Southeast corner of a parcel conveyed to Thomas Leonard, as recorded in O.R. Book 571, Page 235;

Thence, N 21°41'49" W 160.95 feet leaving Federal Creek with the East line of said parcel conveyed to Leonard, to a point in the centerline of State Route 329, and passing over iron pins set at 43.72 feet and 130.97 feet;

Thence with the centerline of State Route 329, with the following three (3) courses and distances:

- 4) N 66°40'42" E 244.62 feet to a point;
- 5) N 66°58'34" E 51.58 feet to a point;
- 6) N 51°23'53" E 9.45 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 1.534 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Right of Way of State Route 329, as shown on Plan NO. ATH-329-5.45-5.92, ATH-329-7.60-8.08, & ATH-329-5.32-7.56, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23
 Job No. 3855-22AT-Tract6

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

Legal Description Pre-Approval
APPROVED
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Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 3/3/23



MAR 03 2023

Jill Thompson
 Athens County Auditor



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 Buckeye Lake, Ohio 43008



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Legal Description
Tract 7: 0.761 Acres
James A. Vandyke Parcels: O.R. Book 549, Page 871

Situated in the Township of Bern, Town of Broadwell, County of Athens, State of Ohio, and being a part of Section 13, Township 7N, Range 12W, and being more being more particularly described as follows;

Being a Survey of 3 parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records, also being all of Auditor's P.P.N. D01-01301052-00, P.P.N. D01-01301053-00 and D01-01301054-00, and further described as follows;

Commencing for reference at an iron pin set on the North line of an alley (20' Wide) marking the Southwest corner of Lot 36 of said Gard's Third Addition, as recorded in Envelope 170A;

Thence, S 56°38'27" E 152.70 feet with the South line of Lots 36-38 inclusive, to a point in the centerline of State Route 329, being the **PRINCIPLE PLACE OF BEGINNING** of the 0.761 Acre parcel herein to be described, and passing over an iron pin set at 120.00 feet;

Thence, N 33°21'34" E 47.96 feet with the centerline of State Route 329, to a point marking the Northwest corner of a parcel conveyed to Carolyn Smith, as recorded in O.R. Book 5, Page 706;

Thence, S 44°56'26" E 242.66 feet leaving State Route 329 with the West line of said parcel conveyed to Smith, to a point in Federal Creek, also being the North line of a parcel conveyed to Dennis E. Powell, ETAL, as recorded in O.R. Book 212, Page 555, and passing over iron pins set at 29.22 feet and 204.44 feet;

Thence with the centerline of Federal Creek, the same being the North line of said parcel conveyed to Powell, ETAL, with the following three (3) courses and distances:

- 1) S 53°24'22" W 45.48 feet to a point;
- 2) S 44°06'01" W 39.06 feet to a point;
- 3) S 64°12'42" W 64.52 feet to a point marking the Southeast corner of 1 Acre parcel (1.534 Acres by new survey) conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871;

Thence, N 44°56'26" W 216.71 feet leaving Federal Creek with the East line of said 1 Acre parcel conveyed to Vandyke, to a point in the centerline of State Route 329, and passing over iron pins set at 57.95 feet & 187.42 feet;

Thence, N 51°23'53" E 98.64 feet with the centerline of State Route 329, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.761 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Right of Way of State Route 329, as shown on Plan NO. ATH-329-5.45-5.92, ATH-329-7.60-8.08, & ATH-329-5.32-7.56, on file at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

The bearings of the above description are based on 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. 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 November and December of 2022.

Dated 3/1/23



Job No. 3855-22AT-Tract7

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

Legal Description Pre-Approval
APPROVED
 All transfers are subject to
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Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 3/3/23



MAR 03 2023

Jill Thompson
Athens County Auditor

Plat of Survey

Township of Bern, Town of Broadwell, County of Athens, State of Ohio, part
Section 13, Township 7N, Range 12W, and part Plat of Broadwell (Env.108A)
part Gard's First Addition (Env.161A), part Gard's Second Addition (Env.165A)
& part Gard's Third Additon (Env. 170A) to Village of Broadwell.

PROPERTY LOCATION:

Being a Survey of multiple parcels conveyed to James A. Vandyke, as recorded in O.R. Book 549, Page 871, in the Athens County Deed Records.

BASIS OF BEARING

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

GENERAL NOTES:

- 1) State Route 329 is shown on O.D.O.T. Right of Way Plan No. ATH-329-5.45-5.92 & Plan No. ATH-329-7.60-8.08 & ATH-329-5.32-7.56, on record at the Ohio Department of Transportation District 10 Office, Marietta,
- 2) Parts of this Survey Plat lies in Flood Zone 'A', as per Community Panel No. 39009C0275C, dated December 18, 2009, of the FEMA Maps of this area.
- 3) Reference is made to a 34.35 Acre Survey in 1996 by Kevin Cannon, P.S. 7224.
- 4) Parcel owned by Phyllis & Ora Hedges, as recorded in Deed Book 347, Page 939.

TRACT 1
0.416 Acres total
P.P.N. D01-01301025-00
P.P.N. D01-01301026-00

TRACT 2
0.878 Acres total
P.P.N. D01-01301031-00
P.P.N. D01-01301032-00
P.P.N. D01-01301033-00
P.P.N. D01-01301034-00
P.P.N. D01-01301035-00
P.P.N. D01-01301032-01
D01-01301031-01

TRACT 3
0.573 Acres total
P.P.N. D01-01301042-00
P.P.N. D01-01301043-00
P.P.N. D01-01301044-00
P.P.N. D01-01301045-00
P.P.N. D01-01301046-00

TRACT 4
0.389 Acres total
P.P.N. D01-01301006-00
P.P.N. D01-01301007-00
P.P.N. D01-01301008-00

TRACT 5
0.576 Acres total
P.P.N. D01-01301001-00
P.P.N. D01-01301003-00

TRACT 6
1.534 Acres total
P.P.N. D01-01301055-00

TRACT 9
0.496 Acres total
P.P.N. D01-01301020-00
P.P.N. D01-01301021-00
P.P.N. D01-01301022-00

TRACT 7
0.761 Acres total
P.P.N. D01-01301052-00
P.P.N. D01-01301053-00
P.P.N. D01-01301054-00

TRACT 8
1.157 Acres total
P.P.N. D01-01301009-00
P.P.N. D01-01301011-00
P.P.N. D01-01301012-00
P.P.N. D01-01301010-00
P.P.N. D01-01301013-00
P.P.N. D01-01301014-00
P.P.N. D01-01301015-00



LINE TABLE

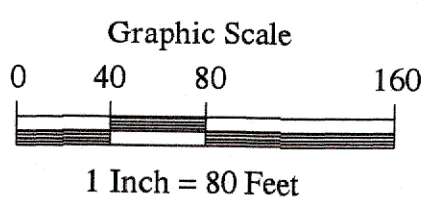
No.	Bearing	Distance
L1	S 33°21'34" W	60.00'
L2	S 33°21'34" W	20.00'
L3	S 56°38'26" E	60.00'
L4	S 38°40'47" E	97.45'
L5	S 33°21'34" E	89.95'
L6	N 33°21'34" E	20.00'
L7	S 53°24'22" W	45.48'
L8	S 44°06'01" W	39.06'
L9	N 51°23'53" E	98.64'
L10	N 51°23'53" E	108.09'
L11	N 66°58'34" E	51.58'

C-1

Radius = 686.61'
Delta Angle = 07°03'14"
Arc Length = 84.53'
Chord = S 08°16'47" W
84.48'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas Leonard*
DATE: 3/3/23



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 3/1/23
Scott A. England, P.S.
Ohio Registered Surveyor #7452

LEGEND

- ▲ - Mag Nail Set
- ▲ - 2" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found
- ⊕ - Iron Pin Set
- ⊕ - 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- ⊙ - 3/8" o.d. Iron Pin Found
- ◆ - Iron Rail Found

PREPARED BY:

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