

## S.A. ENGLAND SURVEYING

*Professional Land Surveying*

P.O. Box 1770  
Buckeye Lake, Ohio 43008



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### Legal Description

**2.267 Acres**

#### **All of "Third Tract" of Erin Maria Stevens, ETAL Parcel: O.R. Book 588, Page 1193**

Situated in the Township of Canaan, County of Athens, State of Ohio, and being part of the Northwest Quarter of Section 25, Township 5N, Range 13W, and being more particularly described as follows;

Being a Re-Survey of the "Third Tract" conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, in the Athens County Deed Records, also being all of Auditor's P.P.N. E02-00200030-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found at the Southwest corner of the Northwest Quarter of Section 25, also being the Northwest corner of a 26.76 Acre parcel conveyed to Eva E. Cooley Poston, as recorded in O.R. Book 340, Page 929;

Thence, S 86°27'53" E 1060.22 feet with the South line of the Northwest Quarter of Section 25 and a 19.18 Acre parcel conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, to a point in the centerline of Long Run Creek, being the **PRINCIPLE PLACE OF BEGINNING** of the 2.267 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 906.81 feet;

Thence with the centerline of the said Long Run Creek, also being the East line of said 19.18 Acre parcel conveyed to Erin Maria Stevens, ETAL, with the following seven (7) courses and distances:

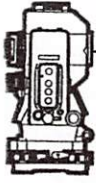
- 1) N 12°28'55" W 84.63 feet to a point;
- 2) N 33°19'07" W 104.91 feet to a point;
- 3) N 23°30'39" W 96.01 feet to a point;
- 4) N 32°06'17" W 154.21 feet to a point;
- 5) N 22°26'13" W 74.21 feet to a point;
- 6) N 46°16'16" W 127.87 feet to a point;
- 7) N 38°47'38" W 93.84 feet to an intersection point with another creek centerline: said point bears S 85°00'00" E 30.00 feet from an iron pin set;

Thence with the centerline of a creek, with the following two (2) courses and distances:

- 1) N 32°23'59" E 75.45 feet to a point;
- 2) N 48°35'56" E 115.01 feet to a mag spike set in the centerline of Long Run Road (Co. Road 25);

Thence with the centerline of Long Run Road, with the following six (6) courses and distances:

- 1) S 40°57'06" E 91.71 feet to a point;
- 2) S 44°31'59" E 113.77 feet to a point of curvature;
- 3) with a curve to the right (Radius = 283.15 feet, Arc Length 185.36 feet, Delta Angle 37°30'28") with a chord bearing S 25°05'48" E 182.07 feet to a point;
- 4) S 02°32'40" W 142.76 feet to a point of curvature;
- 5) with a curve to the left (Radius = 508.28 feet, Arc Length 143.96 feet, Delta Angle 16°13'42") with a chord bearing S 11°33'03" E 143.48 feet to a point;
- 6) S 17°18'51" E 170.69 feet to a mag spike set on the South line of the Northeast Quarter of Section 25, also being the Northeast corner of said parcel conveyed to Eva E. Cooley Poston;



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Thence, **N 86°27'53" W 41.41 feet** leaving Long Run Road with the South line of the Northwest Quarter of Section 25, the same being the North line of said parcel conveyed to Eva E. Cooley Poston, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **2.267 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD 83)


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 December of 2025.

Dated

12/17/25

Job No. 4646-25AT-2.267Ac

  
Scott A. England P.S.

Ohio Registered Surveyor #7452



Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: garrett March

DATE: 12/19/2025



# Plat of Survey

Township of Canaan, County of Athens, State of Ohio, part  
Northwest Quarter Section 25, Township 5N, Range 13W

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *garrett Mena*  
DATE: 12/19/2025

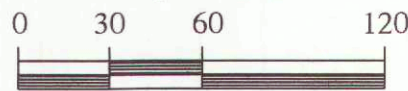
## PROPERTY LOCATION:

Being a Re-Survey of the Third Tract conveyed to Erin Maria Stevens, ETAL, as recorded in O.R. Book 588, Page 1193, in the Athens County Deed Records, and being all of Auditor's P.P.N. E02-00200030-00.

## BASIS OF BEARING

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

## Graphic Scale



1 Inch = 60 Feet

19.18 Acres  
P.P.N. E02-00200029-00

(reference i.p. set)  
S 85°00'00" E  
30.00'  
centerline  
Long Run Creek  
N 32°23'59" E  
75.45'  
N 48°35'56" E  
115.01'  
creek centerline  
S 40°57'06" E  
91.71'  
S 44°31'59" E  
113.77'  
centerline  
LONG RUN ROAD

Erin Maria Stevens, ETAL  
2.20 Acres  
O.R. Book 588, Page 1193  
P.P.N. E02-00200030-00

Howard C. Fokes  
52.06 Acres  
O.R. Book 94, Page 486

## LEGEND

- 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- 5/8" o.d. Iron Pin Found
- Mag Spike Set

## PREPARED BY:

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Professional Land Surveying

P.O. Box 1770

Buckeye Lake, Ohio 43008

Phone: 740-323-0644

email: saengland@surveyohio.com

## RELATED DOCUMENTS

- 1) Archived Tax Maps of this area
- 2) 2010 Survey of 6.665 Acres by Charles T. Newman, P.S. S-8043
- 3) 2018 Survey of 63.192 Acres by John M. Branner, P.S. S-6805

## CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	185.36'	283.15'	37°30'28"	S 25°05'48" E 182.07'
C2	143.96'	508.28'	16°13'42"	S 11°33'03" E 143.48'

19.18 Acres

P.P.N. E02-00200029-00

## State Plane Coordinates

Northing: 469,931.01  
Easting: 2,095,576.16

P.O.C.: SW Corner  
NW Quarter Section 25

Section 31  
Section 25

Eva E. Cooley Poston  
26.76 Acres  
O.R. Book 340, Page 929

## State Plane Coordinates

Northing: 469,863.09  
Easting: 2,096,675.69

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

Date

12/12/25  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452