



S.A. ENGLAND SURVEYING
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Legal Description
10.157 Acres
All of Albert D. Vaught, Jr. Parcel: O.R. Book 169, page 796

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 12, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a 10 Acre parcel (per Deed) conveyed to Albert D. Vaught, Jr., as recorded in O.R. Book 169, Page 796, in the Athens County Deed Records, being all of Auditor's P.P.N. G010010019200, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of Section 12;

Thence, S 03°48'55" W 677.67 feet with the East line of Section 12, the same being the West line of Section 6, to a mag nail set in the pavement of Jacksonville Road (Co. Road 27) marking the Southeast corner of a 9 Acre parcel conveyed to Albert D. Vaught, Jr., as recorded in O.R. Book 169, Page 796, **PRINCIPLE PLACE OF BEGINNING** of the 10.157 Acre parcel herein to be described, and passing over a mag nail set at 338.58 feet;

Thence, S 03°48'55" W 339.14 feet continuing with the East line of said Section 12, the same being the West line of Section 6, to an iron pin set marking the Northeast corner of a 2.74 Acre parcel conveyed to Scott Alan & Carol Sue Chapman, as recorded in O.R. Book 518, Page 1645, and passing over an iron pin set at 140.50 feet;

Thence, N 87°33'43" W 1312.91 feet leaving said Section Line with the North line of said parcel conveyed to Chapman (O.R.518,Pg.1645), and extending along the North line of a 5.001 Acre parcel conveyed to Joseph A. & Deborah L. Elliott, as recorded in O.R. Book 317, Page 1457, and extending along the North line of a 1.04 Acre parcel conveyed to Joseph A. & Deborah L. Elliott, as recorded in O.R. Book 463, Page 782, to an iron pin set on the East line of a parcel conveyed to Joseph A. Elliott, as recorded in O.R. Book 86, Page 952, and passing over 5/8" o.d. iron pins found at 478.28 feet and 811.79 feet respectively;

Thence, N 03°02'09" E 339.14 feet with the East line of said parcel conveyed to Elliott (O.R.86,Pg.952), to a railroad spike found in a gravel driveway marking the Southwest corner of a 2.00 Acre parcel conveyed to Joseph A. Elliott, as recorded in O.R. Book 86, Page 952);

Thence, S 86°17'20" E 240.00 feet with the South line of said parcel 2.00 Acre parcel conveyed to Elliott (O.R.86,Pg.952), to the Southwest corner of said 9 Acre parcel conveyed to Vaught (O.R.169,Pg.796);

Thence, S 87°50'27" E 1077.59 feet with the South line of said 9 Acre parcel conveyed to Vaught (O.R.169,Pg.796), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 3.00 feet and passing over an iron pin set at 1027.59 feet, containing **10.157 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 East line of the Northeast Quarter of Section 12, as being S 03°48'55" W, 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 March of 2020.

Dated 4/28/20

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

Job No. 3398-20AT-10.157Ac.

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

MAY 04 2020

Jill Thompson
Athens County Auditor



Plat of Survey

Township of Dover, County of Athens, State of Ohio, part Northeast Quarter
Section 12, Township 10N, Range 14W, of the Ohio Company's Purchase

PREPARED BY:
Countrytyme Land Specialists, Ltd.
Lancaster, Ohio

Township Line
Dover Township Trimble Township

P.O.C.: NE CORNER
SECTION 12

PROPERTY LOCATION:

Being a Survey of 2 parcels conveyed to Albert D. Vaught, Jr., as recorded in O.R. Book 169, Page 796, in the Athens County Deed Records, and being all of Auditor's P.P.N. G010010019200 & P.P.N. G010010019300.

BASIS OF BEARING

The bearings of this plat are based on the East line of the Northeast Quarter of Section 12, as being, as being S 03°48'55" W, and is an assumed Meridian used to denote angles only.

LEGEND

- Stone Found
- 5/8" o.d. Iron Pin Found
- 5/8" o.d.x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452"
- Railroad Spike Found
- Mag Nail Set

NOTES: Utilities and easements not shown on this map.

PREPARED BY:
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Professional Land Surveying
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Buckeye Lake, Ohio 43008
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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: 4/28/20
Signature: Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Priscilla L. Johnson
DATE: 4/30/20

Laura McCullum
9.25 Acres
O.R. Book 163, Page 918
G010010019700

8.685 Acres surveyed
Albert D. Vaught, Jr.
9 Acres
O.R. Book 169, Page 796
G010010019300

10.157 Acres surveyed

