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Legal Description

8.685 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 9 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. G010010019300, 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 338.58 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 9.25 Acre parcel conveyed to Laura McCullum, as recorded in O.R. Book 163, Page 918, and being the **PRINCIPLE PLACE OF BEGINNING** of the 8.685 Acre parcel herein to be described;

Thence, S 03°48'55" W 339.09 feet continuing with the East line of said Section 12, the same being the West line of Section 6, to a mag nail set in the pavement of said Jacksonville Road marking the Northeast corner of a 10 Acre parcel conveyed to Albert D. Vaught, Jr., as recorded in O.R. Book 169, Page 796;

Thence, N 87°50'27" W 1077.59 feet leaving said Section Line across Jacksonville Road with the North line of said 10 Acre parcel conveyed to Vaught (O.R.169,Pg.796), to the Southeast corner of a 2.00 Acre parcel conveyed to Joseph A. Elliott, as recorded in O.R. Book 86, Page 952, passing over an iron pin set at 50.00 feet, and passing over a 5/8" o.d. iron pin found at 1074.59 feet;

Thence, N 03°42'40" E 363.10 feet with the East line of said 2.00 Acre parcel conveyed to Elliott (O.R.86,Pg.952), to an iron pin set on the South line of said parcel conveyed to McCullum (O.R.163,Pg.918);

Thence, S 86°33'51" E 1077.82 feet with the South line of said parcel conveyed to McCullum (O.R.163,Pg.918), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 1027.82 feet, and containing 8.685 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 4/20/20

Job No. 3398-20AT-8.685Ac.

Scott A. England

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 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:
S.A. ENGLAND SURVEYING
Professional Land Surveying
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Buckeye Lake, Ohio 43008
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email: saengland@surveyohio.com



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
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

