



**S.A. ENGLAND SURVEYING**

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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description  
Tract A: 2.356 Acres**

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 18 and the Northwest Quarter of Section 17, Township 10N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of an 11.22 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 495, Page 2213 (all of P.P.N. G01-00100752-00 & part P.P.N. G01-00100753-00), and part of a 5.59 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 536, Page 2378 (all of P.P.N. G01-00100752-02 & part P.P.N. G01-00100753-02), and further described as follows;

All Deed References are recorded in the Athens County Recorder's Office, Athens, Ohio.

Commencing at the Southwest corner of Section 18, the same being the Northwest corner of Section 17;

Thence, S 86°34'20" E 1242.46 feet (per O.R. Book 495, Page 2213) with the North line of Section 17, to a mag nail set in the centerline of Truetown Road (Co. Road 93), and being the **PRINCIPLE PLACE OF BEGINNING**, of the 2.356 Acre parcel herein to be described;

Thence, N 15°30'00" E 32.90 feet with the centerline of Truetown Road, the same being the West line of said parcel conveyed to Kevin & Rhonda Six (O.R.495,Pg.2213), to the Northwest corner thereof, and being the Southwest corner of a 2.94 Acre parcel conveyed to Keith & Kelly Six, as recorded in O.R. Book 495, Page 2213;

Thence leaving Truetown Road with the North line of said parcel conveyed to Kevin & Rhonda Six (O.R.495,Pg.2213), the same being the South line of said parcel conveyed to Keith & Kelly Six (O.R.495,Pg.2213), with the following three (3) courses and distances:

- 1) S 83°43'10" E 228.75 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 33.34 feet;
- 2) S 18°14'41" E 108.27 feet to a 5/8" o.d. iron pin found;
- 3) S 71°51'30" E 323.31 feet to a 5/8" o.d. iron pin found on the West line of a 5.59 Acre parcel conveyed to Kevin W. & Rhonda J. Six, as recorded in O.R. Book 536, Page 2378;

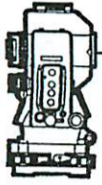
Thence, N 25°11'27" E 320.48 feet with the West line of said 5.59 Acre parcel conveyed to Kevin & Rhonda Six (O.R.536, Pg.2378), the same being the East line of said parcel conveyed to Keith & Kelly Six (O.R. 495,Pg.2213), to an iron rail found on the West line of a 9.42 Acre parcel conveyed to Rural Action, Inc., as recorded in O.R. Book 555, Page 738;

Thence, S 03°45'19" W 375.42 feet with the East line of said 5.59 Acre parcel conveyed to Kevin & Rhonda Six (O.R. 536,Pg.2378), the same being the West line of said parcel conveyed to Rural Action (O.R.555,Pg.738), to an iron pin set;

Thence with a line across said 5.59 Acre parcel conveyed to Kevin & Rhonda Six (O.R. 536,Pg.2378) and extending across said 11.22 Acre parcel conveyed to Kevin & Rhonda Six (O.R.495,Pg.2213), with the following three (3) courses and distances:

- 4) N 70°45'37" W 394.05 feet to an iron pin set, and passing over an iron pin set at 145.73 feet;
- 5) S 45°26'16" W 138.60 feet to an iron pin set, and passing over an iron pin set at 70.05 feet;
- 6) N 69°55'56" W 275.88 feet to the centerline of Truetown Road, and passing over an iron pin set at 243.74 feet;

Thence, N 14°49'28" E 159.48 feet with the centerline of Truetown Road, the same being the West line of said parcel conveyed to Kevin & Rhonda Six (O.R.495,Pg.2213), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 2.356 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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The above described 2.356 Acre parcel is broken down as follows:


0.250 Acres from P.P.N. G01-00100752-00 (Section 18)  
 0.080 Acres from P.P.N. G01-00100752-02 (Section 18)  
 0.498 Acres from P.P.N. G01-00100753-02 (Section 17)  
1.528 Acres from P.P.N. G01-00100753-00 (Section 17)  
**2.356 Acres TOTAL**

The bearings of the above description are based on the North line of Section 17, as being S 86°34'20" E, 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 February of 2020.

Dated 2/12/20

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

Job No. 3374-20AT-TractA

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

MAR 12 2020

Jill Thompson  
 Athens County Auditor





# Plat of Survey

Township of Dover, County of Athens, State of Ohio, part Northwest Quarter Section 17 & part Southwest Quarter Section 18, Township 10N, Range 14W.

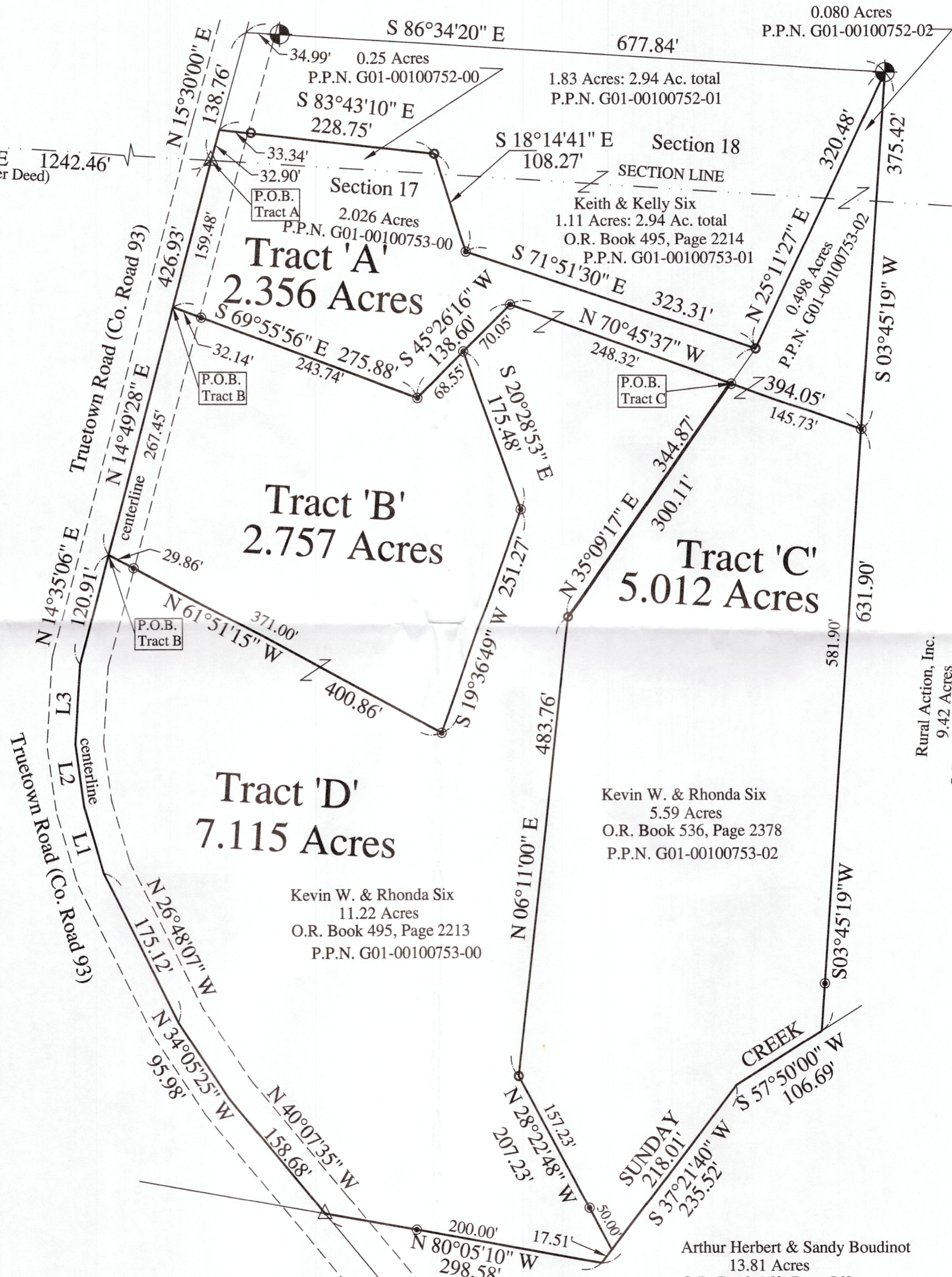
**PROPERTY LOCATION:**

Being a Survey of a part of an 11.22 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 495, Page 2213 (P.P.N. G01-00100753-00)(all of P.P.N. G01-00100752-00) and part of a 5.59 Acre parcel conveyed to Kevin W. & Rhonda Six, as recorded in O.R. Book 536, Page 2378 (all of P.P.N. G01-00100752-02 & part P.P.N. G01-00100753-02). All Deed references are recorded in the Athens County Recorder's Office, Athens, Ohio.

**BASIS OF BEARING**

The bearings of this plat are based on the North line of Section 17, as being S 86°34'20" E, and is an assumed Meridian used to denote angles only.

P.O.C.: SW CORNER SECTION 18 & NW CORNER SECTION 17



**LINE TABLE**

- L1 - N 16°49'45" W  
72.09'
- L2 - N 08°11'59" W  
65.74'
- L3 - N 03°34'05" E  
83.80'

**LEGEND**

- △ - Mag Nail Set
- ⊙ - 5/8" x 30" long reinforcing bars w/ red cap stamped "S.A. England #S-7452"
- - 5/8" o.d. Iron Pin Found
- ⊖ - Iron Rail Found



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *William J. Wilson*  
DATE: 3/3/20

PREPARED BY:  
**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
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: 2/28/20  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

**GRAPHIC SCALE**

