

S.A. ENGLAND SURVEYING

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



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Phone: 740-323-0644

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Legal Description 2.456 Acres

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 21, Township 10N, Range 14W, and being more particularly described as follows;

Being a Survey of the residual of Parcel One (P.P.N. G01-00100652-02) and part of Parcel Two (P.P.N. G01-00100705-01) conveyed to Sanborn Properties, Ltd., as recorded in O.R. Book 389, Page 529, in the Athens County Deed Records, and further described as follows;

Commencing at the Northeast corner of Section 21;

Thence, S 02°18'41" W 550.15 feet with the East line of Section 21, to a point;

Thence, N 87°21'26" W 702.09 feet leaving said Section Line to a mag nail set in the centerline of Carr Hollow Road (Twp. Road 608), also being on the North line of a 1.501 Acre parcel conveyed to Nicholas L. & Shirley K. Carr, as recorded in O.R. Book 409, Page 1405, also being on the East line of an 8.17 Acre parcel conveyed to Evan E. Clark, as recorded in O.R. Book 468, Page 953, being the **PRINCIPLE PLACE OF BEGINNING** of the 2.456 Acre parcel herein to be described, and passing over an iron rail found at 289.97 feet;

Thence with the centerline of Carr Hollow Road, with the following seven (7) courses and distances:

- 1) S 21°10'00" E 20.05 feet to a point;
- 2) S 34°09'51" E 51.28 feet to a point;
- 3) S 51°41'37" E 36.57 feet to a point;
- 4) S 70°54'20" E 34.29 feet to a point;
- 5) S 75°27'41" E 83.87 feet to a point;
- 6) S 75°14'41" E 158.75 feet to a point;
- 7) S 79°12'12" E 140.22 feet to a mag nail marking the centerline intersection of Carr Hollow Road and State Route 13;

Thence, S 43°14'22" W 359.71 feet with the centerline of State Route 13, to a point marking the Southeast corner of a 0.570 Acre parcel conveyed to the State of Ohio, as recorded in O.R. Book 93, Page 278;

Thence with the boundary of said 0.570 Acre parcel conveyed to the State of Ohio (OR93,Pg.278), with the following four (4) courses and distances:

- 8) N 46°59'44" W 44.36 feet to an iron pin set ;
- 9) S 42°54'37" W 37.10 feet to an iron pin set;
- 10) S 62°51'11" W 105.15 feet to an iron pin set;
- 11) S 43°00'16" W 11.96 feet to an iron pin set on the East line of said parcel conveyed to Clark (OR468,Pg.953);

Thence with the East line of said parcel conveyed to Clark (OR468,Pg.953), with the following three (3) courses and distances:

- 12) With a curve to the left (Radius = 553.80 feet, Delta Angle 27°41'15", Arc Length 267.62 feet) with a chord bearing N 05°34'31" W 265.02 feet to an iron pin set at a point of tangency;
- 1) N 19°25'07" W 251.07 feet to a 5/8" o.d. iron pin found;
- 2) S 87°21'26" E 45.54 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 2.456 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 2.456 Acre parcel contains 1.011 Acres in P.P.N. G01-00100652-02 and 1.445 Acres in P.P.N. G01-00100705-01.



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The bearings of the above description are based on the East line of Section 21, as being S 02°18'41" W, and is an assumed Meridian used to denote angles only.

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 of 2022.

Dated 11/17/22

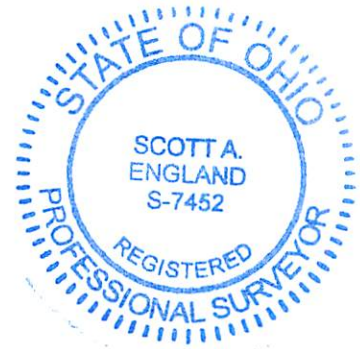

 Scott A. England P.S.
 Ohio Registered Surveyor #7452

Job No. 3998-22AT

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

NOV 17 2022

Jill Thompson
 Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Daniel E. Stue
 DATE: 11/17/22

Plat of Survey

Township of Dover, County of Athens, State of Ohio, part Northeast Quarter of Section 21, Township 10N, Range 14W

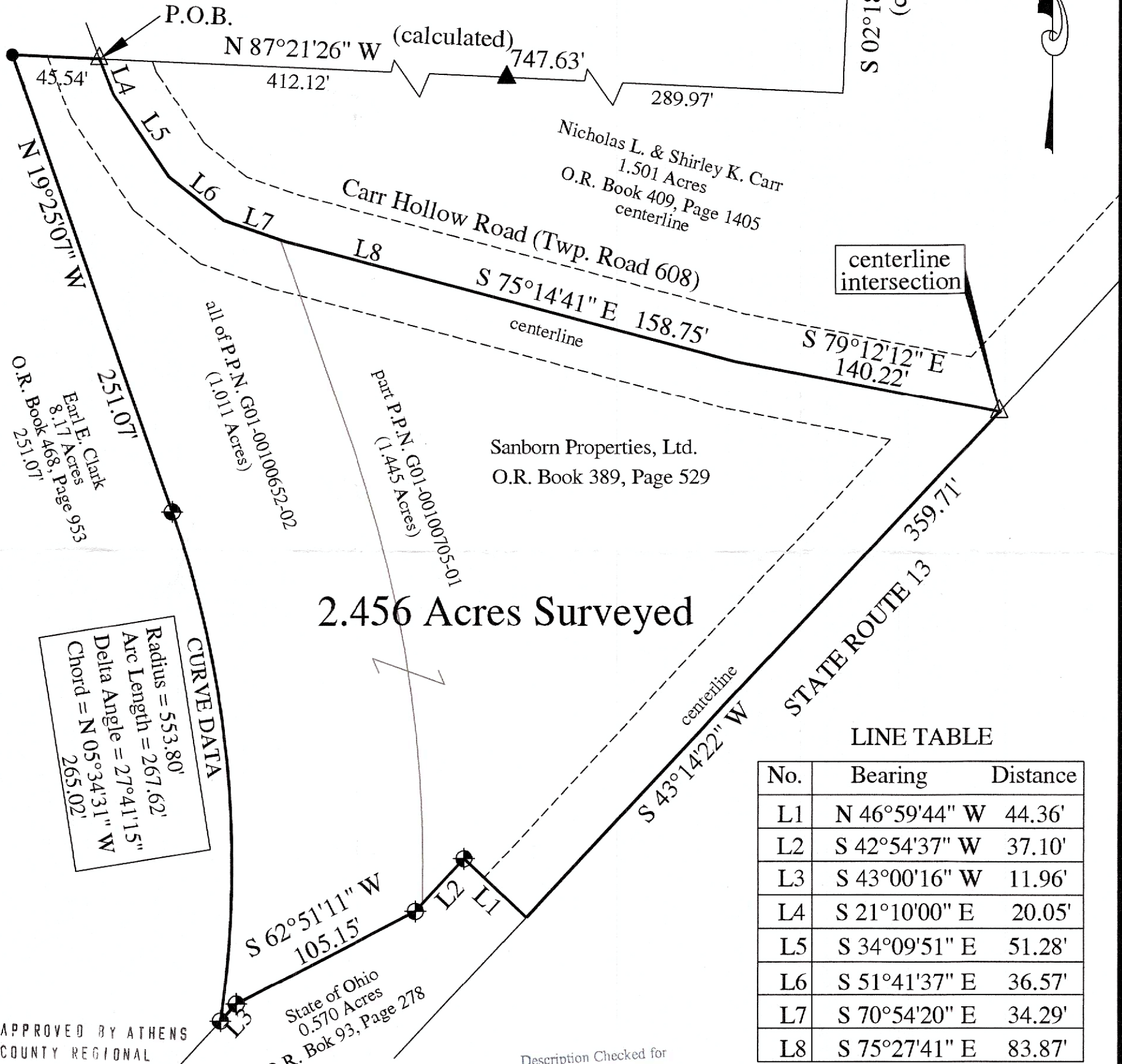
PROPERTY LOCATION:

Being a Survey of the residual of PARCEL ONE and part of PARCEL TWO conveyed to Sanborn Properties, Ltd., as recorded in O.R. Book 389, Page 529, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-00100652-02 & part P.P.N. G01-00100705-01.

The bearings of this plat are based on the East line of Section 21, as being S 02°18'14" W, and is an assumed Meridian used to denote angles only.

P.O.C.: NE Corner
Section 21

S 02°18'41" W 550.15'
(calculated)



2.456 Acres Surveyed

CURVE DATA
 Radius = 553.80'
 Arc Length = 267.62'
 Delta Angle = 27°41'15"
 Chord = N 05°34'31" W 265.02'

LINE TABLE

No.	Bearing	Distance
L1	N 46°59'44" W	44.36'
L2	S 42°54'37" W	37.10'
L3	S 43°00'16" W	11.96'
L4	S 21°10'00" E	20.05'
L5	S 34°09'51" E	51.28'
L6	S 51°41'37" E	36.57'
L7	S 70°54'20" E	34.29'
L8	S 75°27'41" E	83.87'

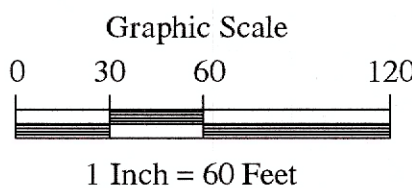
APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
 DATE 12/16/2022

LEGEND

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Scott A. England*
 DATE: 11/17/22



RELATED DOCUMENTS

- 1) 2007 Survey of 1.501 Acres by John M. Branner, P.S. 6805
- 2) O.D.O.T. R/W Plans Plan No. ATH-13-4.42
- 3) 1986 Survey of 1.623 Acres by William H. Watkins, P.S. 5216

PREPARED BY:

S.A. ENGLAND SURVEYING
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 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.

Dated 11/17/22

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

