

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description

20.808 Acres

All of Jerrame J. Forrest & Sarah H. Gregg Parcel: O.R. Book 429, Page 1685

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 6, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Jerrame J. Forrest & Sarah H. Gregg, as recorded in O.R. Book 429, Page 1685, in the Athens County Deed Records, also being all of Auditor's P.P.N. G01-00100187-00, and further described as follows;

Commencing at the Northeast corner of a 0.5 Acre parcel conveyed to Harry D. Hale, Jr., as recorded in O.R. Book 486, Page 748 in the centerline of Woodbury Run, also being on the South line of a parcel conveyed to Candy Jane Warner, as recorded in O.R. Book 265, Page 1339, and being the **PRINCIPLE PLACE OF BEGINNING** of the 20.808 Acre parcel herein to be described: said point bears S 03°48'55" W 993.17 feet and S 86°03'48" E 261.69 feet from an iron pin found marking the Northwest corner of Section 6;

Thence, S 86°03'48" E 1176.69 feet leaving Woodbury Run with the South line of said parcel conveyed to Warner (OR265,Pg1339), to an iron pin set marking the Northwest corner of a parcel conveyed to Randy K. Bartlett, ETAL, as recorded in O.R. Book 579, Page 1281, and passing over an iron pin set at 8.30 feet;

Thence, S 03°59'58" W 826.42 feet with the West line of said parcel conveyed to Bartlett, ETAL (OR579,Pg1281), to an iron pin set marking the Northeast corner of a 1.652 Acre parcel conveyed to Frederick W. Rente, IV, as recorded in O.R. Book 455, Page 2138;

Thence with the North line of said 1.652 Acre parcel conveyed to Rente (OR455,Pg2138), with the following three (3) courses and distances:

- 1) S 63°57'30" W 216.82 feet to an iron pin set;
- 2) S 10°56'10" E 64.72 feet to an iron pin set;
- 3) S 46°09'30" W 87.82 feet to a mag nail set in the centerline of Jacksonville Road (Co. Road 27)(60' Wide R/W), and passing over an iron pin set at 69.50 feet;

Thence with the centerline of Jacksonville Road, with the following eleven (11) courses and distances:

- 4) N 47°07'07" W 43.37 feet to an angle point;
- 5) N 51°30'19" W 60.50 feet to an angle point;
- 6) N 57°36'10" W 77.34 feet to an angle point;
- 7) N 60°51'42" W 137.02 feet to an angle point;
- 8) N 58°23'40" W 77.02 feet to an angle point;
- 9) N 52°48'44" W 51.72 feet to an angle point;
- 10) N 46°13'52" W 20.28 feet to an angle point;
- 11) N 45°58'46" W 312.24 feet to an angle point;
- 12) N 42°58'21" W 91.79 feet to an angle point;
- 13) N 36°10'44" W 62.74 feet to an angle point;
- 14) N 31°19'52" W 453.75 feet to a mag nail set at the Southeast corner of said parcel conveyed to Hale (OR486,Pg748);

Thence leaving Jacksonville Road with the centerline of Woodbury Run, the same being the East line of said parcel conveyed to Hale (OR486,Pg748), with the following five (5) courses and distances:

- 15) N 48°26'30" E 38.04 feet to an angle point;
- 16) N 40°46'41" E 21.45 feet to an angle point;
- 17) N 09°18'35" E 50.76 feet to an angle point;
- 18) N 34°16'01" E 35.27 feet to an angle point;
- 19) N 12°45'00" E 21.22 feet to the **PRINCIPLE PLACE OF BEGINNING**.

EXHIBIT A



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Said parcel as surveyed contains **20.808 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 West line of the Northwest Quarter of Section 6, 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 June of 2021.

Dated 6/18/21


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

Job No. 3633-21AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 6/21/21



Plat of Survey

Township of Dover, County of Athens, State of Ohio, part Northwest Quarter Section 6, Township 10N, Range 14W, of the Ohio Company's Purchase

Candy Jane Warner
5.00 Acres
O.R. Book 265, Page 1339

PROPERTY LOCATION:

Being a Survey of a parcel conveyed to Jerrame J. Gorrest & Sarah H. Gregg, as recorded in O.R. Book 429, Page 1685, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-00100187-00.

BASIS OF BEARING

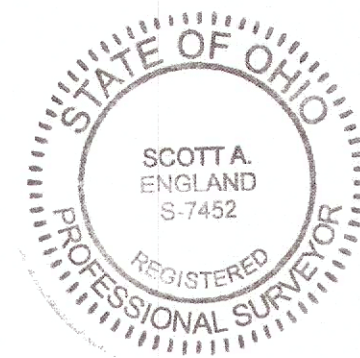
The bearings of this plat are based on the West line of the Northwest Quarter of Section 6, as being, as being S 03°48'55" W, and is an assumed Meridian used to denote angles only.

LINE TABLE

No.	Bearing	Distance
L1	S 10°56'10" E	64.72'
L2	S 46°09'30" W	87.82'
L3	N 47°07'07" W	43.37'
L4	N 51°30'19" W	60.50'
L5	N 57°36'10" W	77.34'
L6	N 60°51'42" W	137.02'
L7	N 58°23'40" W	77.02'
L8	N 52°48'44" W	51.72'
L9	N 46°13'52" W	20.28'
L10	N 42°58'21" W	91.79'
L11	N 36°10'44" W	62.74'
L12	N 48°26'30" E	38.04'
L13	N 40°46'41" E	21.45'
L14	N 09°18'35" E	50.76'
L15	N 34°16'01" E	35.27'
L16	N 12°45'00" E	21.22'

20.808 Acres Surveyed

Jerrame J. Forrest & Sarah H. Gregg
19.85 Acres (T.D.)
O.R. Book 429, Page 1685
P.P.N. G01-00100187-00



Randy K. Bartlett, ETAL
77.66 Acres
O.R. Book 579, Page 1281

P.O.B. (see Note)
@ 8.30'

S 86°03'48" E

1176.69'

826.42'

S 03°59'58" W

L12-L16 inclusive is centerline of Woodbury Run

Parcel 'A'
L12 L13 L14 L15 L16
N 31°19'52" W
O.R. 518, Page 1645
2.43 Acres
Scott Alan & Carol Sue Chapman

Jacksonville Road
453.75'
Marty D. Long, O.R. 87, Page 588

L11 L10
N 45°58'46" W
centerline
312.24'

Harry D. Hale, Jr.
0.5 Acres
O.R. Book 486, Page 748
P.P.N. G01-00100190-00

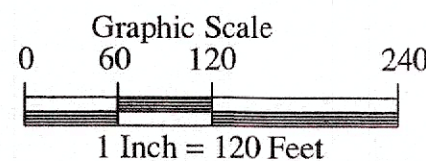
P.O.B. Note
bears S 03°48'55" W 993.17' &
S 86°03'48" E 261.69' from the
NW Corner of Section 6

LEGEND

- - 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

Parcel 'A'

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



L9 L8 L7
David & Kathleen Lasure
O.R. 420, Page 607
1.457 Acres
(Co. Road 27)

L6 L5 L4 L3
Silvermoon Ventures, LLC
O.R. 520, Page 2049
7.18 Acres

S 63°57'30" W
216.82'

L2 L1
Frederick W. Rente, IV
1.652 Acres
P.P.N. G01-00100187-01
O.R. Book 455, Page 2138

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

6/15/21
Date

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