Plat of Survey
Township of Lodi, County of Athens, State of Ohio, part North Half Section 12, Township 4N, Range 13W.

PROPERTY LOCATION:

Being a Survey of a 36.09 Acre parcel & an 11.16 Acre parcel conveyed to 14555 Rankin Road Athens, LLC, as recorded in O.R. Book 467, Page 173, in the the Athens County Deed Records, and being all of Auditor's P.P.N. J01-00100265-00 & J01-00100268-02.

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System, South Zone, 2011 (NAD83.

LINE TABLE

No.	Bearing	Distance
L1	N 54°55'24" E	73.75'
L2	N 54°11'52" E	87.77'
L3	N 85°56'21" E	83.85'
L4	S 65°51'29" E	53.83'
L5	S 32°16'02" E	48.05'
L6	N 55°09'10" E	35.59'
L7	S 46°37'03" W	74.80'
L8	N 21°15'18" W	53.47'
L9	N 46°03'41" E	46.77'
L10	S 05°07'57" E	111.78'
L11	N 85°56'21" E	101.42'

C1
Radius = 50.00'
Arc Length = 53.06'
Delta Angle = 60°47'50"
Chord = S 52°21'04" E 50.60'

Fraction 19
Section 20
Section 19
1356.42'
1336.42'
S 02°45'24" W
P.O.C.: NW Corner
The Joe Pedigo Subdivision
Plat Envelope 452B
Ariel M. Martian: 22.73 Acres
O.R. Book 507, Page 696
LOT 1: THE JOE PEDIGO SUBDIVISION
Plat Evevelope 452B
N 72°51'17" E
242.24'
centerline old road bed
N 63°52'48" E
90.31'
N 56°23'48" E
150.43'
N 50°16'42" E
118.56'
& South line Lot 1
overlap in surveys
6.7'
L2
90.40'
S 22°10'04" W
119.71'
L9
C1
L8
L7
Rankin Road
P.O.B. 0.064 Ac. Parcel:
bears S 39°12'00" E 1186.60'
from NW Corner Lot 1 of
The Joe Pedigo Subdivision
Plat Envelope 452B
L1
P.O.B.
THIS SURVEY
S 50°13'22" W
257.37'
97.89'
S 20°42'53" E
30' Wide ingress/egress
easement: O.R. Book 486, Page 696
centerline
N 84°52'03" E 355.31'
L10
L11
Glenva Evelyn Anderson, Trustee
3.58 Acres
O.R. Book 535, Page 1688
creek centerline
L3
L4
L5
L6
centerline
Valerie L. Keinath & Shawna N. Black
5.11 Acres
O.R. Book 532, Page 1072
413.58'
S 87°42'22" E 338.94'
236.97'
N 03°33'41" E
277.31'
S 51°26'32" E
242.37'
Danny R. Tipton
3.15 Acres
O.R. Book 88, Page 397
S 58°43'37" E 255.45'
1.85 Ac.
643.14'
N 75°21'57" W
33.56'
Bruce E. Sabel
71.04 Acres
O.R. Book 19, Page 791
1483.16'
1463.16'
N 02°45'24" E
14555 Rankin Road Athens, LLC
36.09 Acres
O.R. Book 467, Page 173
14555 Rankin Road Athens, LLC
11.16 Acres
O.R. Book 467, Page 173
" North-South" Half Section Line of Section 19
S 03°33'41" W
David W. Smith
26.92 Acres
O.R. Book 524, Page 2136
S 13°10'10" W
N 86°26'19" W
61.38'
576.84'

46.438 Acres
+ 0.064 Acres
46.502 Acres total Surveyed

RELATED DOCUMENTS
1) The Joe Pedigo Subdivision: Plat Envelope 452B
2) 1995 Survey of 5.166 Acres by Kenneth E. Highland, P.S. S-7581
3) 2004 Survey of 42.810 Acres by Gerald W. Bayha, P.S. S-6139
4) 2014 Survey of 5.11 Acres by John M. Branner, P.S. S-6805

LEGEND
- Stone Found
- 3/4" o.d. Iron Pipe Found
- 5/8" o.d. Iron Pin Found
- Iron Pin Set
  5\8" Rebar 30" long w/ Red Cap
  Labeled S.A. England #7452

STATE OF OHIO
SCOTT A. ENGLAND S-7452
REGISTERED PROFESSIONAL SURVEYOR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: _____
DATE: 5/27/22

" East-West" Half Section Line of Section 19
899.42'
N 86°55'53" W
445.50'
1344.92'

Kenneth L. & Rhonda J. Meeks
50.23 Acres
O.R. Book 356, Page 769

Markus D. Kinder
32.80 Acres
O.R. Book 200, Page 434

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 5/25/22

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

Graphic Scale
0 50 100 200
1 Inch = 100 Feet

PREPARED BY:
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