

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Williams*
DATE: *6/8/16*



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



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Legal Description

5.001 Acres

All of James Jeffrey Holland & Kristy Lee Holland Parcel: O.R. Book 447, Page 890

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of Fraction 7 in Section 14, Township 10N, Range 15W, and being more particularly described as follows;

Being a Re-Survey of a 5.00 Acre parcel conveyed to James Jeffrey Holland & Kristy Lee Holland, as recorded in O.R. Book 447, Page 890, in the Athens County Deed Records, and all of Auditor's P.P.N. H01-00100157-00, and further described as follows;

Commencing at a the Northwest corner of Fraction 7 (calculated);

Thence, S 03°36'52" W 883.08 feet with the West line of Fraction 7, to the Southwest corner of a 5.00 Acre parcel conveyed to Charles W. & Sandra K. Flynn, as recorded in Deed Volume 377, Page 959 in the centerline of Baker Road (Co. Road 10), and being the PRINCIPLE PLACE OF BEGINNING of the 5.001 Acre parcel herein to be described;

Thence, S 87°03'51" E 792.00 feet leaving Baker Road with the North line of said parcel conveyed to Flynn (D.V.377,Pg.959), to a 5/8" o.d. iron pin found on the West line of Lot 1 of Winfield Estates Subdivision, as recorded in Plat Envelope 509A-509B, conveyed to Edward L. & Michelle L. Raines, as recorded in O.R. Book 467, Page 1261, and passing over an iron pin set at 20.05 feet;

Thence, S 03°36'52" W 275.05 feet with the West line of said Lot 1 conveyed to Raines (O.R.467,Pg.1261), to a 5/8" o.d. iron pin found marking the Northeast corner of a 5.00 Acre parcel conveyed to James K. & Sandra Y. Dalton, as recorded in Deed Volume 376, Page 857;

Thence, N 87°03'51" W 792.00 feet with the North line of said parcel conveyed to Dalton (D.V.376,Pg.857), to the West line of said Fraction 7 in the centerline of Baker Road, and passing over a 5/8" o.d. iron pin found at 772.10 feet;

Thence, N 03°36'52" E 275.05 feet with the West line of Fraction 7, the same being the centerline of Baker Road, to the PRINCIPLE PLACE OF BEGINNING, and containing 5.001 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the West Line of Fraction 7, as being S 03°36'52" W, and is an assumed Meridian used to denote angles only.

Subject to an easement to Texas Eastern Gas for a pipeline easement.

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 December of 2015.

Dated 1/6/16

Job No. 2826-15AT

[Signature]
Scott A. England P.S.
Ohio Registered Surveyor #7452

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

JUN 17 2016

Jill Thompson
Athens County Auditor



PROPERTY LOCATION:

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of Fraction 7 in Section 14, Township 10N, Range 15W.

Being a Re-Survey of 5.00 Acre parcel now or formerly conveyed to James Jeffrey & Kristy Lee Holland, as recorded in O.R. Book 447, Page 890, in the Athens County Deed Records, and being all of Auditor's P.P.N. H01-00100157-00.

Bearings of this plat are based on the West line of Fraction 7, as being S 03°36'52" W, and is an assumed Meridian used to denote angles only.

Subject to an easement for a Texas Eastern Gas pipeline.

LEGEND

- - 5/8" o.d. capped Iron Pin Found
- - 4" o.d. Iron Pipe Found
- - Iron Pin Set
- 5/8" Rebar with a Red LD. Cap Labeled S.A. England #7452
- ⊕ - 'T' Iron Rail Found



PREPARED BY:

S.A. ENGLAND SURVEYING
 Professional Land Surveying
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 Buckeye Lake, Ohio 43008
 PH: 740-928-8680
 email: saengland@surveyohio.com

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

1/8/16
 Date Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

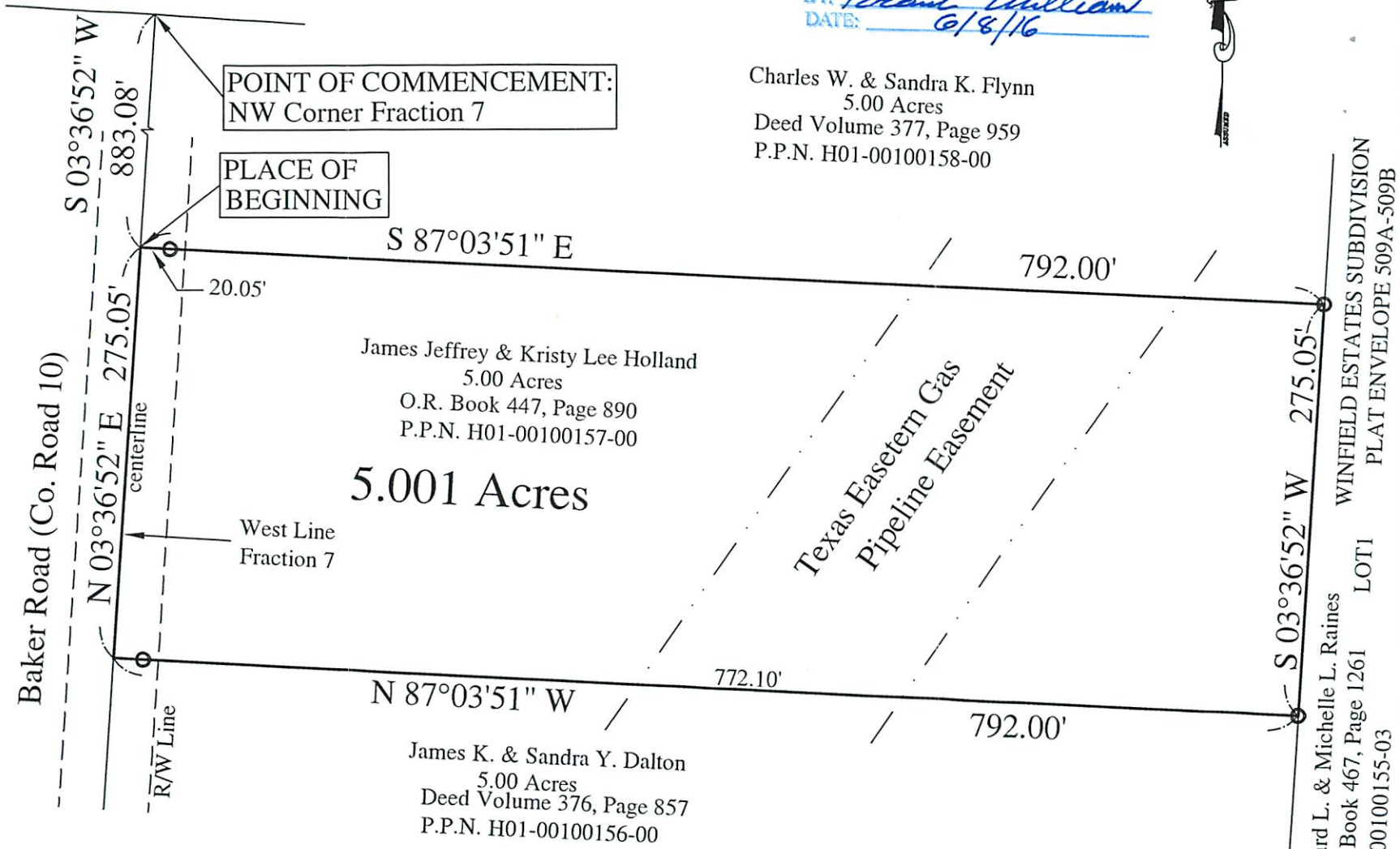
Plat of Survey

Township of Lee, County of Athens, State of Ohio, part Fraction 7, Section 14, Township 10N, Range 15W.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Brent Williams*
 DATE: 6/8/16

Charles W. & Sandra K. Flynn
 5.00 Acres
 Deed Volume 377, Page 959
 P.P.N. H01-00100158-00



WINFIELD ESTATES SUBDIVISION
 PLAT ENVELOPE 509A-509B
 LOT 1
 Edward L. & Michelle L. Raines
 O.R. Book 467, Page 1261
 H01-00100155-03

PREPARED FOR:
 Manley-Deas
 Columbus, Ohio

