

**S.A. ENGLAND SURVEYING**

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



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**Exhibit 'A'**  
**Legal Description**  
**0.136 Acres**  
**Part James & Dora Reed original parcel: Volume 378, Page 873**

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of Section 8, Township 10N, Range 15W, and being more particularly described as follows:

Being a Survey of a part of an original 23.15 acre parcel conveyed to James & Dora Reed, as recorded in Volume 378, Page 873, in the Athens County Deed Records, and being part of Auditor's Parcel No. \_\_\_\_\_, and further described as follows;

Commencing at an iron pin found marking the Southwest corner of Section 8;

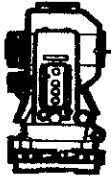
Thence, N 00°42'09" E 1273.60 feet with the West line of Section 8, to a corner post found marking the Northwest corner of said original 23.15 acre parcel, also being the Northwest corner of a 6.228 acre parcel conveyed to Dora Reed, Trustee, as recorded in O.R. Volume 331, Page 2264;

Thence, N 88°56'01" E 195.98 feet with the North line of said 6.228 acre parcel conveyed to Reed (O.R. Volume 331, Page 2264), to a 5/8" o.d. iron pin found marking the Northeast corner thereof, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.136 Acre parcel herein to be described;

Thence, S 90°00'00" E 74.74 feet with the North line of said original parcel conveyed to Reed (Volume 378, Page 873, to an iron pin set marking the Northwest corner of an 8.27 acre parcel conveyed to Danny E. Hensley, as recorded in O.R. Volume 299, Page 269;

Thence, S 15°04'10" W 164.40 feet with the West line of said 8.27 acre parcel conveyed to Hensley (O.R. Volume 299, Page 269), to a 5/8" o.d. iron pin found at an angle point, and being on the North line of said 6.228 acre parcel conveyed to Dora Reed, Trustee (O.R. Volume 331, Page 2264);

Thence, N 11°23'50" W 161.94 feet with the boundary of said 6.228 acre parcel (O.R. Volume 331, Page 2264), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.136 acres, more or less, and is subject to all legal easements, right of ways, restrictions, and ordinances of record.



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**Exhibit 'A'**  
**Legal Description**  
**Ingress/egress easement**  
**Part Dora Reed, Trustee parcel: O.R. Volume 331, Page 2264**

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of Section 8, Township 10N, Range 15W, and being more particularly described as follows:

Being a Survey of 20 foot wide ingress/egress easement across a 6.228 acre parcel conveyed to Dora Reed, Trustee, as recorded in O.R. Volume 331, Page 2264, in the Athens County Deed Records, with the following described centerline;

Commencing at an iron pin found marking the Southwest corner of Section 8;

Thence, N 00°42'09" E 1273.60 feet with the West line of Section 8, to a corner post found marking the Northwest corner of said original 23.15 acre parcel, also being the Northwest corner of a 6.228 acre parcel conveyed to Dora Reed, Trustee, as recorded in O.R. Volume 331, Page 2264;

Thence, N 88°56'01" E 195.98 feet with the North line of said 6.228 acre parcel conveyed to Reed (O.R. Volume 331, Page 2264), to a 5/8" o.d. iron pin found marking the Northeast corner thereof;

Thence, S 11°23'50" E 161.94 feet with the boundary of said 6.228 acre parcel conveyed to Reed (O.R. Volume 331, Page 2264), to a 5/8" o.d. iron pin found;

Thence, S 63°10'16" E 179.57 feet with the boundary of said 6.228 acre parcel conveyed to Reed (O.R. Volume 331, Page 2264), to a mag nail set in the centerline of an existing gravel driveway, and being the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT CENTERLINE**, herein to be described;

Thence, S 02°15'50" E 461.93 feet with the centerline of said existing gravel driveway across said 6.228 acre parcel conveyed to Reed (O.R. Volume 331, Page 2264), to the North line of Highland Drive, as shown in O.R. Volume 331, Page 2264, and being the **TERMINUS POINT** for this easement.

# Plat of Survey

Township of Lee, County of Athens, State of Ohio, part  
Section 8, Township 10N, Range 15W.

**PROPERTY LOCATION:**

SITUATED IN THE TOWNSHIP OF LEE,  
COUNTY OF ATHENS, STATE OF OHIO, AND  
BEING A PART OF SECTION 8, TOWNSHIP 10N,  
RANGE 15W.

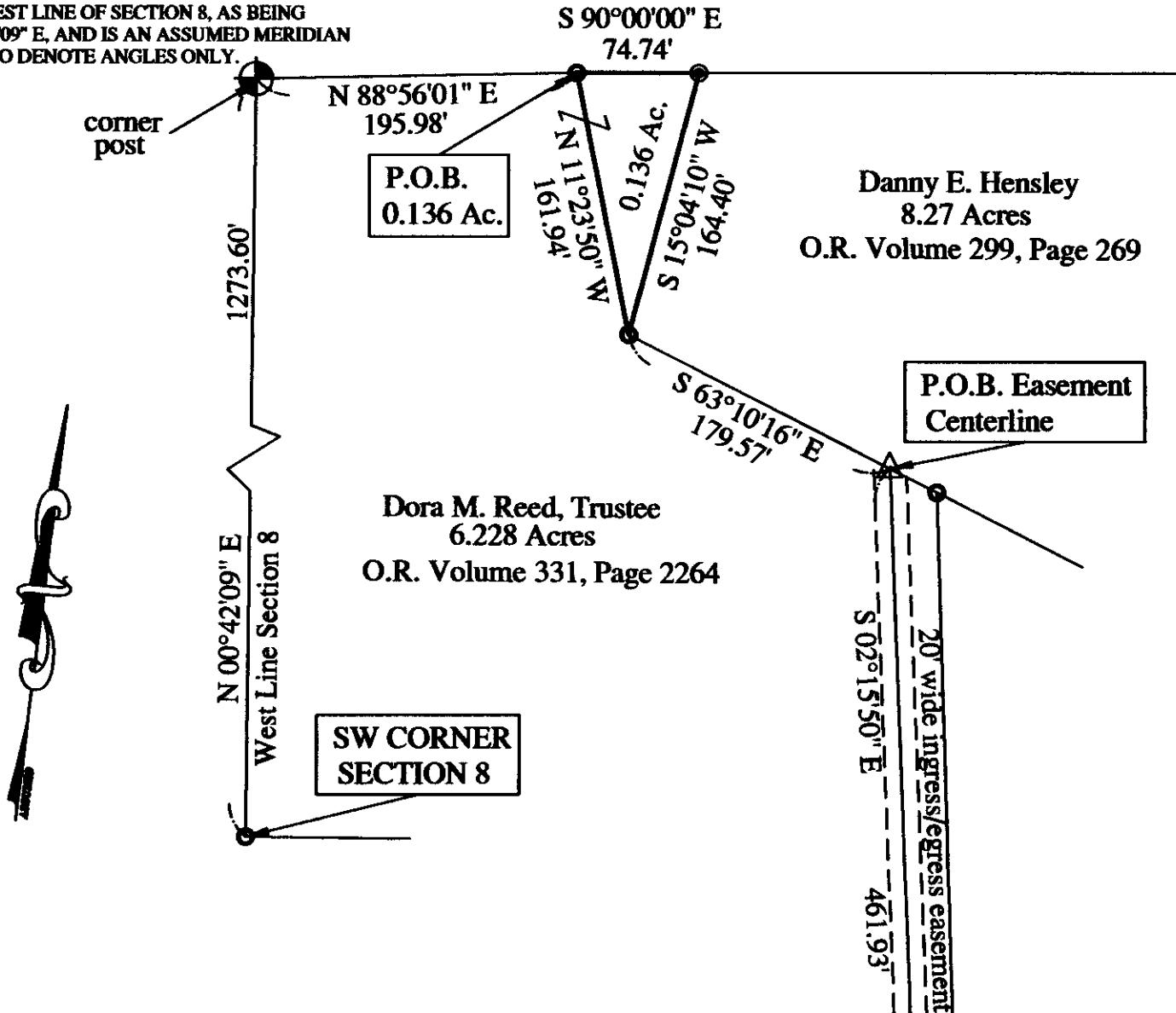
**PREPARED FOR:**

Gerig & Gerig Title Agency  
Athens, Ohio

BEING A SURVEY OF A PART OF AN ORIGINAL  
23.15 ACRE PARCEL CONVEYED TO JAMES &  
DORA REED, AS RECORDED IN VOLUME 378,  
PAGE 873, AND BEING A 20 FOOT WIDE  
INGRESS/EGRESS EASEMENT ACROSS A 6.228  
ACRE PARCEL CONVEYED TO DORA REED,  
TRUSTEE, AS RECORDED IN O.R. VOLUME 331,  
PAGE 2264, IN THE ATHENS COUNTY DEED  
RECORDS, AND BEING PART OF AUDITOR'S  
PARCEL NO. \_\_\_\_\_

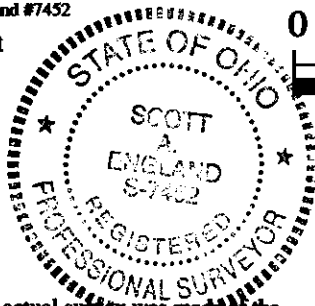
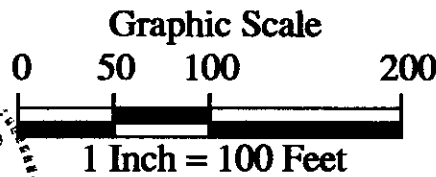
Description Checked for  
Mathematical Accuracy  
A.S. 12-16-09  
ENGLAND #7452  
BY: *S. England*  
DATE: 12-16-09

THE BEARINGS OF THIS PLAT ARE BASED ON  
THE WEST LINE OF SECTION 8, AS BEING  
N 00°42'09" E, AND IS AN ASSUMED MERIDIAN  
USED TO DENOTE ANGLES ONLY.



**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set  
5/8" Rebar with a RED Cap  
Labeled S.A. England #7452
- △ - Mag Nail Set



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

Dated: *12/16/09*  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

**PREPARED BY:**

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