



S.A. ENGLAND SURVEYING
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Legal Description

3.496 Acres

Part Mary Ann Borch Parcel: O.R. Book 508, Page 2678

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 16, Township 10N, Range 10W, and being more particularly described as follows;

Being a Survey of an 18.92 Acre parcel conveyed to Mary Ann Borch, as recorded in O.R. Book 508, Page 2678, in the Athens County Deed Records, also being part of Auditor's P.P.N. H01-00100417000, and further described as follows;

Commencing at a 3" o.d. iron pipe found w/U.S.G.S. Cap marking a common corner to Section 10, Section 11, Section 16, and Section 17 of Township 10N, Range 15W, being the Northeast corner of said parcel conveyed to Borch, of which this description is a part, also being the Northwest corner of a 2.28 Acre parcel conveyed to Channing L. Olbers, as recorded in O.R. Book 565, Page 1421, and being the Southeast corner of a 41.16 Acre parcel conveyed to Jeffrey B. Kelly, as recorded in O.R. Book 576, Page 815, and being the PRINCIPLE PLACE OF BEGINNING of the 3.496 Acre parcel herein to be described;

Thence, **S 04°49'59" W 442.04 feet** with the East line of Section 16 and said parcel conveyed to Borch, of which this description is a part, also being the West line of Section 10 and said parcel conveyed to Olbers, and extending along the West line of a 1.34 Acre parcel conveyed to Raymond W. Marsh, as recorded in O.R. Book 545, Page 1334, to an iron pin set at a corner post (O.R. 545, Pg.1334), being the Northwest corner of a 1.34 Acre parcel conveyed to Christopher L. Rosser, as recorded in O.R. Book 206, Page 810, and passing over a 5/8" o.d. iron pin found at 211.49 feet;

Thence continuing with the East line of Section 16 and said parcel conveyed to Borch, of which this description is a part, the same being the West line of Section 10 and said parcel conveyed to Rosser, with the following two (2) courses and distances;

- 1) **S 04°37'55" W 363.06 feet** to an iron pin set at a fence post (O.R.206,Pg.810);
- 2) **S 00°15'27" E 126.15 feet** to a mag spike set in the pavement of Baker Road (Co. Road 10)(60' Wide R/W) West of centerline: said spike set bears N 00°15'27" W 92.29 feet from a railroad spike found marking the Southwest corner of said Rosser parcel in the centerline of Baker Road;

Thence leaving Baker Road with a line across said parcel conveyed to Borch, of which this description is a part, with the following two (2) courses and distances:

- 3) **N 88°36'50" W 31.14 feet** to an iron pin set;
- 4) **N 12°22'15" W 970.77 feet** to an iron pin set on the North line thereof, also being the North line of Section 16, and being on the South line of Lot 17 and said parcel conveyed to Kelly;to an iron pin set;

Thence, **S 86°09'26" E 305.79 feet** with the North line of Section 16 and said parcel conveyed to Borch, of which this description is a part, also being the South line of Section 17 and said parcel conveyed to Kelly, to the PRINCIPLE PLACE OF BEGINNING, and containing **3.496 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

All iron pins set and previously set are 5/8" x 30" rebar 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 July of 2023.

Dated 7/19/23

Job No. 4169-23AT

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

JUL 19 2023

Jill Davidson
 Athens County Auditor

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 7/19/23



Plat of Survey

Township of Lee, County of Athens, State of Ohio, part of the Northeast Quarter of Section 16, Township 10N, Range 15W

PROPERTY LOCATION:

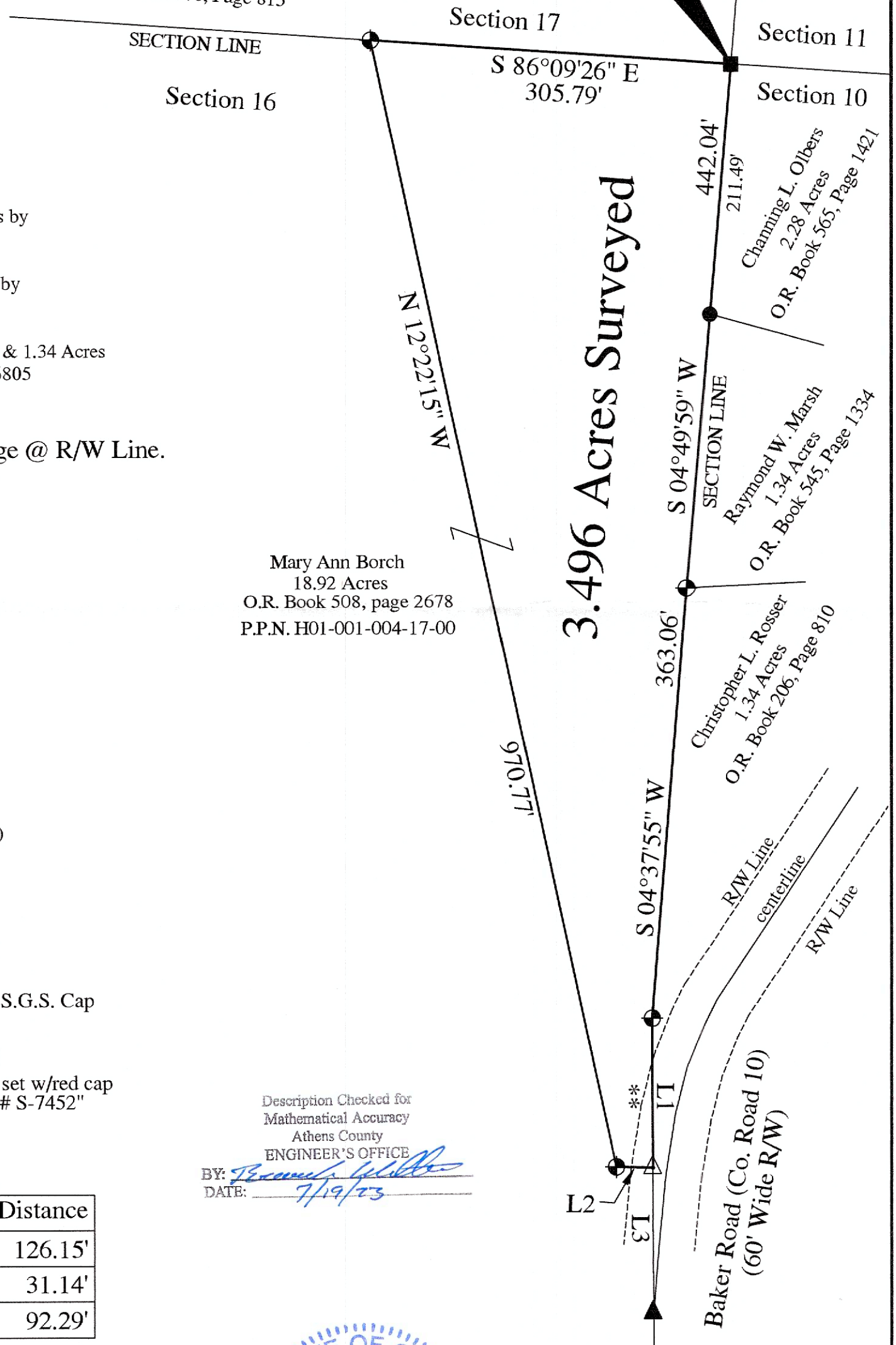
Being a Survey of a part of an 18.92 Acre parcel conveyed to Mary Ann Borch, as recorded in O.R. Book 508, Page 2678, in the Athens County Deed Records, also being part of Auditor's P.P.N. H01-001-004-17-00.

BASIS OF BEARING

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

Jeffrey B. Kelly
41.16 Acres
O.R. Book 576, Page 815

P.O.C.: Common Corner
Section 10, Section 11,
Section 16, Section 17

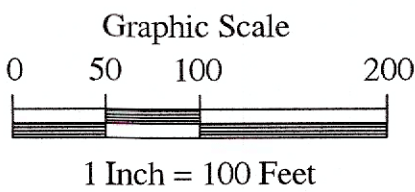


RELATED DOCUMENTS

- 1) 1977 Survey of 18.92 Acres by Gerald E. Hann, P.S. 5062
- 2) 1977 Survey of 3.64 Acres by Rex E. Maiden, P.S.
- 3) 1990 Survey of 2.28 Acres & 1.34 Acres by John M. Branner, P.S. 6805

** - 91.4' of road frontage @ R/W Line.

Mary Ann Borch
18.92 Acres
O.R. Book 508, page 2678
P.P.N. H01-001-004-17-00



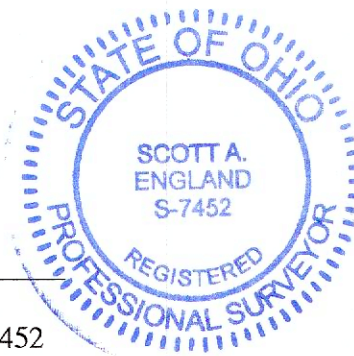
LEGEND

- - 3" Iron Pipe Found w/U.S.G.S. Cap
- ▲ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" o.d. x 30" Iron Pin set w/red cap stamped "S.A. England # S-7452"
- △ - Mag Spike Set

LINE TABLE

No.	Bearing	Distance
L1	S 00°15'27" E	126.15'
L2	N 88°36'50" W	31.14'
L3	N 00°15'27" W	92.29'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas J. Miller*
DATE: 7/19/23



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 7/19/23
Scott A. England, P.S.
Ohio Registered Surveyor #7452

PREPARED BY:
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