

S.A. ENGLAND SURVEYING
Professional Land Surveying
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Legal Description

0.364 Acres

All of Mathew L. & Kimberly S. Booth Parcel 1:O.R. Book 430, Page 125

Situated in the Township of Lee, Village of Albany, City of Athens, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 3, Township 10N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of Parcel 1 conveyed to Mathew L. & Kimberly S. Booth, as recorded in O.R. Book 430, Page 125, in the Athens County Deed Records, and being all of Auditor's P.P.N. H01-00303024-00, and further described as follows;

Commencing at a stone with a scribed 'X' marking the Southwest corner of Section 3 and a parcel conveyed to Steven C. & Janele S. Sewell, as recorded in O.R. Book 455, Page 249;

Thence, N 00°00'00" E 397.45 feet with the West line of Section 3, to an axle found;

Thence, N 89°26'04" E 438.30 feet with the North line of said parcel conveyed to Sewell (O.R.455,Pg.249) to a 3/4" o.d. iron pin found marking the Southeast corner of Parcel 2:Second Tract conveyed to Mathew L. & Kimberly S. Booth, as recorded in O.R. Book 430, Page 125, being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.364 Acre parcel herein to be described, and passing over a 3/4" o.d. iron pipe found at 358.30 feet;

Thence, N 00°30'32" W 189.00 feet with the East line of said Parcel 2:Second Tract conveyed to Booth (O.R.430,Pg.125), to an iron pin set on the South Right of Way Line of Factory Road (Co. Road 14);

Thence, N 89°26'04" E 80.00 feet with the South Right of Way Line of said Factory Road, to an iron pin set marking the Northwest corner of a parcel conveyed to Michael A. & Lindy Douglas, as recorded in O.R. Book 272, Page 709;

Thence, S 00°30'32" E 198.00 feet with the West line of said parcel conveyed to Douglas (O.R.272,Pg.709), to an iron pin set on the North line of said parcel conveyed to Sewell (O.R.455,Pg.249);

Thence with the boundary of said parcel conveyed to Sewell (O.R.455,Pg.249), with the following two (2) courses and distances:

- 1) S 89°26'04" W 80.00 feet to an iron pin set;
- 2) N 00°30'32" W 9.00 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 0.364 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 Section 3, as being N 00°00'00" E, 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 August of 2019.

Dated 8/22/19

Scott A. England

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

Job No. 3290-19AT

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

AUG 26 2019

Jill Thompson
Athens County Auditor



Plat of Survey

Village of Albany, Township of Lee, County of Athens, State of Ohio, part SW Quarter Section 3, Township 10N, Range 15W, of the Ohio Company's Purchase.

PREPARED FOR:

LCR Realty
Athens, Ohio

BASIS OF BEARING

Bearings of this plat are based on the West line of Section 3, as being N 00°00'00" E, and is an assumed Meridian used to denote angles only.

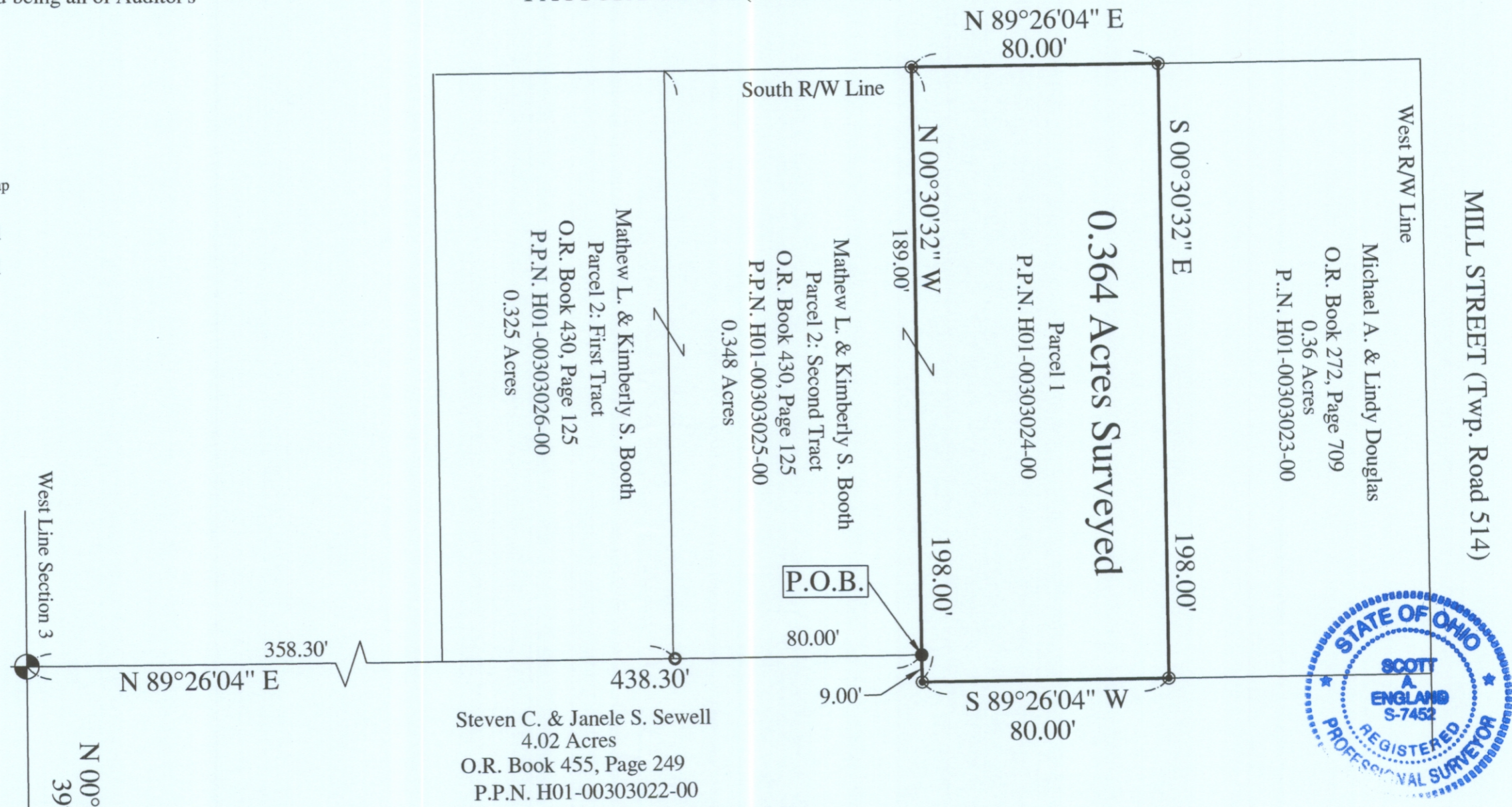
PROPERTY LOCATION:

Being a Re-Survey of Parcel 1 conveyed to Mathew L. & Kimberly S. Booth, as recorded in O.R. Book 430, Page 125, in the Athens County Deed Records, and being all of Auditor's P.P.N. H01-00303026-00.

LEGEND

- - Iron Pin Set
5/8" Rebar-30" long w/ Red I.D. Cap
Labeled S.A. England #7452
- - 3/4" o.d. Iron Pipe Found
- - 3/4" o.d. Iron Pin Found
- ⊕ - Axle Found
- - Stone w/'X' Found

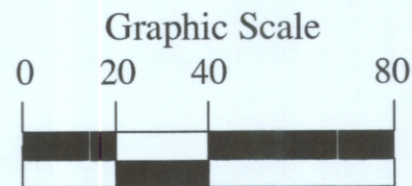
FACTORY ROAD (Co. Road 14)



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: *8/26/19*

P.O.C.
SW CORNER
SECTION 3



1 Inch = 40 Feet



PREPARED BY:

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P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.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.

8/22/19
Date: *Scott A. England, P.S.*
Ohio Registered Surveyor #S-7452