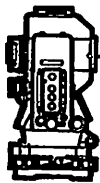


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Pravuk Williams
DATE: 9/30/19



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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

9.750 Acres

All of Richard M. Elliott Parcel 2: O.R. Book 458, Page 1031

Situated in the Township of Lee, County of Athens, State of Ohio, and being part of OutLot 40 in Fraction 12 of Section 9, Township 10N, Range 15W, and being more particularly described as follows;

Being a Survey of Parcel 2 conveyed to Richard M. Elliott, as recorded in O.R. Book 458, Page 1031, in the Athens County Deed Records, and being all of Auditor's P.P.N. H01-00100263-00, and further described as follows;

Commencing at a stone found w/notch marking the Southwest corner of Lot 4 of Whispering Pines Subdivision, as recorded in Plat Envelope 571B, in the Athens County Plat Records;

Thence, N 86°04'24" W 998.50 feet with the South line of OutLots 39 & 40, to an iron pin set marking the Southwest corner of Parcel 1 conveyed to Richard M. Elliott, as recorded in O.R. Book 458, Page 1031, being on the North line of a parcel conveyed to Daniel W. Rhollans, ETAL, as recorded in O.R. Book 475, Page 1195, and being the **PRINCIPLE PLACE OF BEGINNING** of the 9.750 Acre parcel herein to be described;

Thence, N 86°04'24" W 377.18 feet with the South line of said OutLot 40, the same being the North line of said parcel conveyed to Rhollans, ETAL (O.R.475,Pg.1195), to a 5/8" o.d. iron pin found marking the Southeast corner of a 19.455 Acre parcel conveyed to Robert D. & Linda J. Clark, as recorded in O.R. Book 509, Page 30;

Thence, N 03°51'08" E 1124.99 feet with the East line of said parcel conveyed to Clark (O.R.509,Pg.30), to the centerline of Coe Road (Twp. Road 13), and passing over a 5/8" o.d. iron pin found at 1106.56 feet;

Thence, S 86°23'28" E 377.18 feet with the centerline of Coe Road, to the Northwest corner of said Parcel 1 conveyed to Elliott (O.R.458,Pg.1031);

Thence, S 03°51'07" W 1127.08 feet leaving Coe Road with the West line of said Parcel 1 conveyed to Elliott (O.R.458,Pg.1031), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 18.40 feet, and containing 9.750 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to electric Right of Ways recorded in Deed Book 173, Page 58 & Deed Book 207, Page 33.


The bearings of the above description are based on the centerline of Coe Road (Twp. Road 13), as being S 86°23'28" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

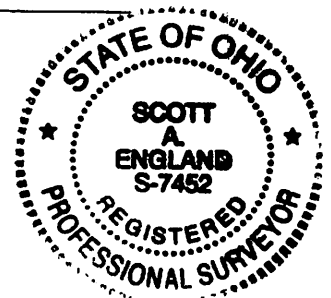
The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2019.

Dated 9/26/19

Job No. 3313-19AT



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



Plat of Survey

Township of Lee, County of Athens, State of Ohio, part OutLot 40 of Fraction 12 in Section 9, Township 10N, Range 15W.

PROPERTY LOCATION:

Being a Survey of a Parcel 2 conveyed to Richard M. Elliott, as recorded in O.R. Book 458, Page 1031, in the Athens County Deed Records, being all of Auditor's P.P.N. H01-00100263-00.

BASIS OF BEARING

The bearings of this plat are based on the centerline of Coe Road (Twp. Road 13), as being S 86°23'28" E, and is an assumed Meridian used to denote angles only.

COE ROAD (Twp. Road No. 13)

S 86°23'28" E 377.18'
centerline

18.40'

PREPARED FOR:

Richard Elliott
Albany, Ohio

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 9/30/19

Robert D. & Linda J. Clark
O.R. Book 509, Page 30
19.455 Acres
P.P.N. H01-0010022600

9.750 Acres Surveyed

Richard M. Elliott
Parcel 2: 9.75 Acres
O.R. Book 458, Page 1031
P.P.N. H01-00100263-00

Richard M. Elliott
Parcel 1: 10 Acres
O.R. Book 458, Page 1031
P.P.N. H01-0010026200

LEGEND

- - 5/8" o.d. Iron Pin Found
- ◻ - Stone Found w/notch
- ⊙ - 5/8" x 30" reinforcing bar set w/red cap stamped "S.A. England #S-7452"

N 03°51'08" E

1124.99'

1106.56'

1127.08'

S 03°51'07" W

P.O.C.:
SW CORNER LOT 4
WHISPERING PINES SUB.
Plat Envelope 571B

P.O.B.

N 86°04'24" W 377.18'

Daniel W. Rhollans, ETAL
82.508 Acres
O.R. Book 475, Page 1195
P.P.N. H01-0010023100

N 86°04'24" W
998.50'



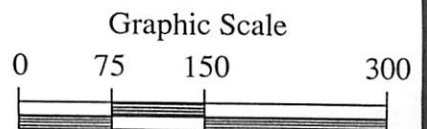
I hereby certify that an actual survey of the premises was made premises was made, and that this plat is correct to the best of my knowledge.

9/30/19

Date

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

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com



1 Inch = 150 Feet