

S.A. ENGLAND & ASSOCIATES
 Professional Land Surveying
 5179 Walnut Road • P.O. Box 1770
 Buckeye Lake, Ohio 43008



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Legal Description
4.373 Acres

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of Fractional Section 25 in Section 20, Township 4N, Range 13W, of the Ohio River Survey Lands, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Jerrold Sullivan, as recorded in O.R. Volume 10, Page 732, in the Athens County Deed Records, also being Auditor's Parcel No. J01-00100257-00, and further described as follows;

Commencing at a mag nail set at the intersection of the centerline of U.S. Route 33 and the South line of Fractional Section 25, being on the boundary of a parcel conveyed to John Robinson, as recorded in Deed Volume 219, Page 38, also being on the boundary of a parcel conveyed to Marjorie Gibbs, as recorded in Deed Volume 320, Page 711, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 4.373 acre parcel herein to be described: said nail bears S 84°00'00" E 1983.21 feet from a corner post found marking the Southwest corner of said Fractional Section 25;

Thence with the centerline of U.S. Route 33, the same being the boundary of said parcel conveyed to Gibbs, with the following five (5) courses and distances:

- 1) N 37°18'33" W 687.12 feet to an angle point;
- 2) N 29°15'11" W 118.40 feet to an angle point;
- 3) N 05°26'55" W 101.02 feet to an angle point;
- 4) N 06°06'04" E 320.54 feet to an angle point;
- 5) N 03°34'37" E 81.28 feet to a mag nail set;

Thence, S 83°59'09" E 74.50 feet leaving U.S. Route 33 with the boundary of said parcel conveyed to Gibbs, to an iron pin set on the boundary of said parcel conveyed to Robinson, and passing over an iron pin set at 30.00 feet;

Thence with the boundary of said parcel conveyed to Robinson along the following five (5) courses and distances:

- 6) S 25°19'59" E 154.29 feet to an iron pin set;
- 7) S 09°05'42" E 430.71 feet to an iron pin set;
- 8) S 42°50'42" E 252.21 feet to an iron pin set;
- 9) S 10°20'42" E 265.49 feet to an iron pin set;
- 10) S 22°50'42" E 147.33 feet to an iron pin set on the South line of Fractional Section 25;

Thence, N 84°00'00" W 40.00 feet with the South line of Fractional Section 25, the same being the boundary of said parcel conveyed to Robinson, to the **PRINCIPLE PLACE OF BEGINNING**.


Said parcel as surveyed contains a total of 4.373 acres, more or less, and is subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

Bearings of the above description are based on the South line of Fractional Section 25 as being S 84°00'00" E, and is an assumed Meridian used to denote angles only.

All iron pins **SET** are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England #7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in March of 2003.

Dated 3/19/03


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

0979-03AT

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: [Signature]
 DATE: 3-26-03



Lodi # 35

Plat of Survey

Lodi Township, Athens County, State of Ohio,
part Fractional Section 25 in Section 20, Township 4N,
Range 13W, of the Ohio River Survey Lands

Marjorie Gibbs
137.31 Acres
Deed Volume 320, Page 711

4.373 ACRES

John Robinson
100 Acres
Deed Volume 219, Page 38

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 3/24/03



PREPARED FOR:
Marcy O'Brien
1492 U.S. 33
Shade, Ohio 45776

PROPERTY LOCATION:
SITUATED IN THE TOWNSHIP OF LODI,
COUNTY OF ATHENS, STATE OF OHIO, AND
BEING A PART OF FRACTIONAL SECTION 5 IN
SECTION 20, TOWNSHIP 4N, RANGE 13W, OF
THE OHIO RIVER SURVEY LANDS.

BEING A SURVEY OF A PARCEL CONVEYED
TO JERROLD SULLIVAN, AS RECORDED IN
DEED VOLUME O.R. VOLUME 10, PAGE 732, IN
THE ATHENS COUNTY DEED RECORDS, AND
BEING AUDITORS PARCEL NO.
J01-00100257-00.

THE BEARINGS OF THIS PLAT ARE BASED ON
THE SOUTH LINE OF FRACTIONAL SECTION 25
AS BEING S 84°00'00" E, AND IS AN ASSUMED
MERIDIAN USED TO DENOTE ANGLES ONLY.

LEGEND

- - Corner post found
- - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- - Stone Found

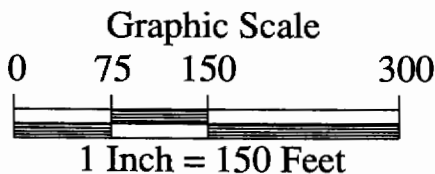
PREPARED BY:
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Other Related Documents

Lodi Township Section 25 Tax Map
Shade Quadrangle U.S.G.S. Map
O.D.O.T. R/W Plan No. ATH-33 (19.41-26.54) sheet 7
O.D.O.T. R/W Plan No.ATH-33-19.27-19.36, sheet 65/65

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: 3/15/03
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #7452



Place of
Beginning

FRAC. SECTION 25
FRAC. SECTION 19
S 84°00'00" E
1983.21'
2023.21'

U.S. ROUTE 33

U.S. ROUTE 33

Frac. Section
Line



SW Corner
Frac.Sec.25

