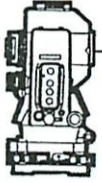


BY:
DATE: 11/14/19



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
0.041 Acres

Part Lot 646 of Michael's Fifth Addition to Verity (now The Plains)

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 111 in Auditor's Section 24, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of Lot 646 of Michael's Fifth Addition to Verity (now The Plains), conveyed to Jack Conkey, as recorded in O.R. Book 552, Page 2602, in the Athens County Deed Records, and being part of Auditor's P.P.N. A04-02409081-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Right of Way Line of East Fourth Street (30' Wide R/W) marking the Southwest corner of said Lot 646 of which this description is a part, also being the Southeast corner of Lot 645, conveyed to Gilbert B. Courtney, Trustee of the Christine C. Danford Trust, as recorded in O.R. Book 302, Page 975, and being the **PRINCIPLE PLACE OF BEGINNING**, of the **0.041 Acre** parcel herein to be described;

Thence, N 32°30'00" E 159.47 feet with the East line of said Lot 645 and said parcel conveyed to the Christine C. Danford Trust (O.R.302,Pg.975), the same being the West line of said Lot 646 and said parcel conveyed to Conkey (O.R.552,Pg.2602), to an iron pin set;

Thence with a line across said Lot 646 and said parcel conveyed to Conkey (O.R.552,Pg.2602) of which this description is a part, with the following two (2) courses and distances:

- 1) S 12°46'37" W 33.69 feet to an iron pin set;
- 2) S 31°32'43" W 127.77 feet to an iron pin set on the South line thereof, and being on the North line of said East Fourth Street;

Thence, N 57°30'00" W 13.50 feet with the South line of said Lot 646, the same being the North Right of Way Line of said East Fourth Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing ~~0.909~~ **0.041** 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 North Right of Way Line of East Fourth Street (30' Wide R/W), as being N 57°30'00" W, 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

11/2/19

Job No. 3279-19AT


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

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

NOV 14 2019

Jill Thompson
Athens County Auditor



Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Farm Lot 111 in Auditor's Section 24, Township 9N, Range 14W, of the Ohio Company's Purchase.

PROPERTY LOCATION:

Being a Survey of a part of Lot 645 & Lot 646 of Michael's Fifth Addition to Verity, as recorded in Volume 5, Page 76, Envelope 236B, in the Athens County Plat Records: part of said Lot 646 is conveyed to Jack Conkey, as recorded in O.R. Book 552, Page 2602, in the Athens County Deed Records, also being Auditor's P.P.N. A04-02409081-00, and part of said Lot 645 is conveyed to Gilbert B. Courtney, Trustee of the Christine C. Danford Trust, as recorded in O.R. Book 302, Page 975, and being part of Auditor's P.P.N. A04-02409080-00.

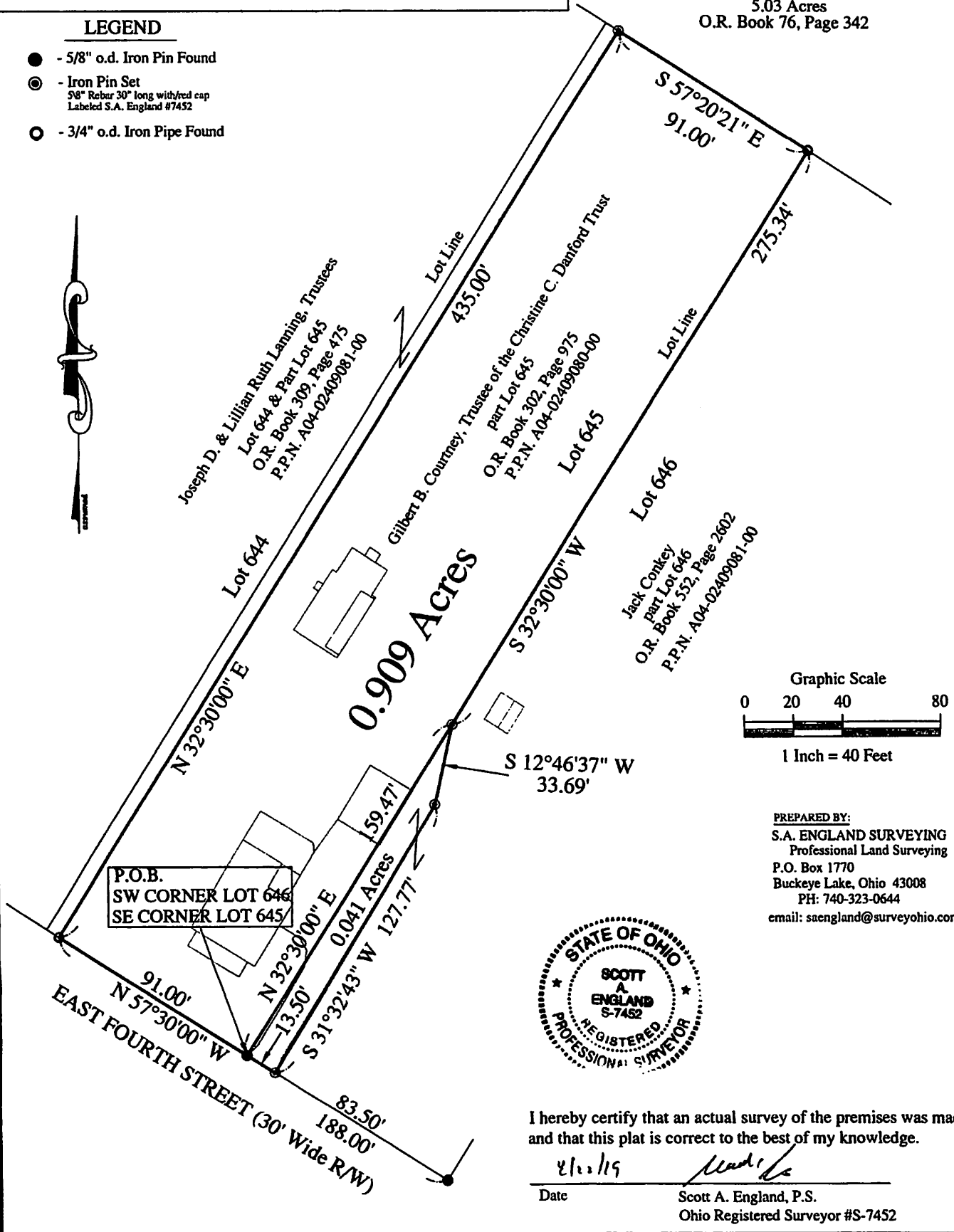
The bearings of this plat are based on the North Right of Way Line of East Fourth Street, as being N 57°30'00" W, and is an assumed Meridian used to denote angles only.

PREPARED FOR:
Robert Brown

Cindy S. White
5.03 Acres
O.R. Book 76, Page 342

LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
5/8" Rebar 30" long with/red cap
Labeled S.A. England #7452
- - 3/4" o.d. Iron Pipe Found



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



I hereby certify that an actual survey of the premises was made, 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