



S.A. ENGLAND SURVEYING
 Professional Land Surveying
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Legal Description

0.207 Acres

All of Roger Josephson Parcels: O.R. Volume 370, Page 2669

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot No. 114 in Section 24, Township 9N, Range 14W, of the Ohio University Lands, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Roger Josephson, as recorded in O.R. Volume 370, Page 2669, in the Athens County Deed Records, also being all of Auditor's P.P.N. A04-02401010-00 & P.P.N. A04-02401011-00, and further described as follows;

Commencing at a 1" o.d. iron pipe found on the North Right of Way Line of Connett Road marking the Southeast corner of a 1.9733 Acre parcel conveyed to BLT Rentals, LLC, as recorded in O.R Volume 482, page 2328: said pipe bears S 85°12'50" E 1068.00 feet from the Southwest corner of Farm Lot No. 114;

Thence, N 14°08'15" W 383.85 feet leaving Connett Road with the East line of said parcel conveyed to BLT Rentals, LLC (OR482, Pg.2328), to an iron pin set marking the Northwest corner of a 0.166 Acre parcel conveyed to Ralph & Peggy Hartman, as recorded in O.R. Volume 70, Page 510, being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.207 Acre parcel herein to be described, and passing over a 1" o.d. iron pipe found at 325.85 feet;

Thence, N 14°08'15" W 72.00 feet continuing with the East line of said parcel conveyed to BLT Rentals, LLC (OR482, Pg.2328), to an iron pin set on the South line of a 10 foot wide alley;

Thence, N 76°09'45" E 125.00 feet with the South line of said alley, to an iron pin set on the West Right of Way Line of Roy Avenue (TR 1023)(30' Wide R/W);

Thence, S 14°08'15" E 72.00 feet with the West Right of Way line of said Roy Avenue, to an iron pin set marking the Northeast corner of said parcel conveyed to Hartman (O.R. 70, Pg. 510);

Thence, S 76°09'45" W 125.00 feet leaving Roy Avenue with the North line of said parcel conveyed to Hartman (OR70, Pg.510), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.207 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the West Right of Way Line of Roy Avenue (TR 1023)(30' Wide R/W), as being S 14°08'15" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 2021.

Dated 8/31/21

Job No. 3708-21AT

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

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

AUG 31 2021

Jill Thompson
 Athens County Auditor

Description Checked for
Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: Robert L. Williams
 DATE: 8/31/21



Plat of Survey

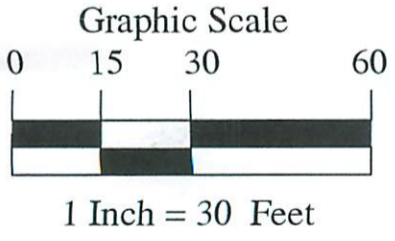
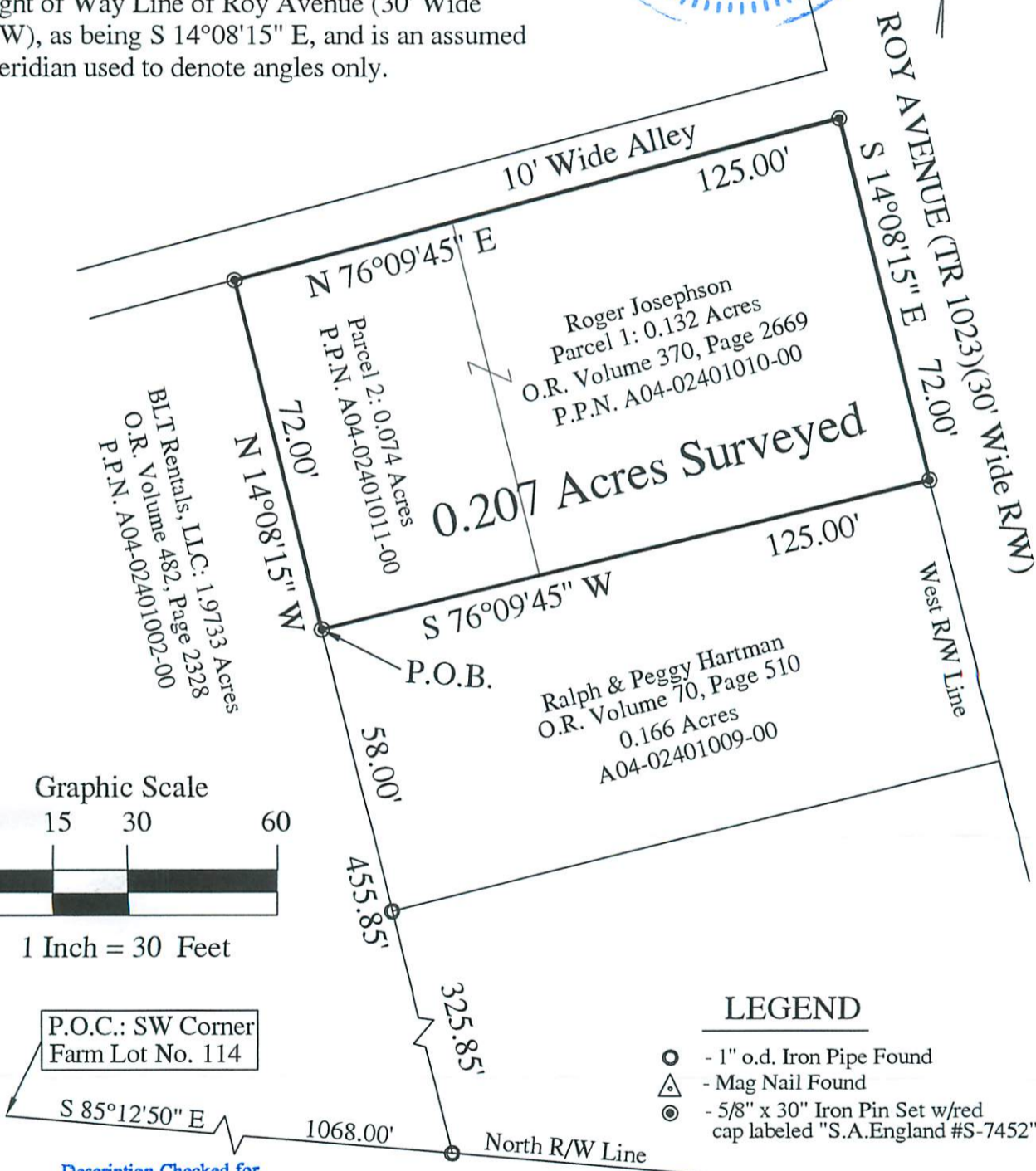
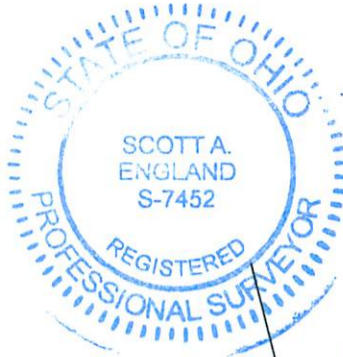
Township of Athens, County of Athens, State of Ohio, part Farm Lot 114 in Section 24, Townshp 9N, Range 14W, of the Ohio University Lands.

PROPERTY LOCATION:

Being a Survey of 2 Parcels conveyed to Roger Josephson, as recorded in O.R. Book 370, Page 2669, in the Athens County Deed Records, and being all of Auditor's P.P.N. A04-02401010-00 & A04-02401011-00.

BASIS OF BEARING

The bearings of this plat are based on the West Right of Way Line of Roy Avenue (30' Wide R/W), as being S 14°08'15" E, and is an assumed Meridian used to denote angles only.



P.O.C.: SW Corner Farm Lot No. 114

LEGEND

- - 1" o.d. Iron Pipe Found
- △ - Mag Nail Found
- ⊙ - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Percey Williams
DATE: 8/3/12

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

Date 8/3/12
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:
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