

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description

11.044 Acres

Tract 2-First Parcel: Edgart, Ltd: O.R. Book 487, Page 252

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part of Fraction 19 in Section 20, Township 11N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows:

Being a Survey of Tract 2-First Parcel (10.5 Acres by Deed) conveyed to Edgart, Ltd., as recorded in O.R. Book 487, Page 252, in the Athens County Deed Records, and being all of Auditor's Parcel No. M01-00100508-00, and further described as follows;

Commencing at a the Northeast corner of Fraction 19 in Section 20;

Thence, S 05°00'00" W 1107.36 feet with the East line of Fraction 19 in Section 20, to a tree and fence corner on the boundary of an 8.081 Acre parcel conveyed to Kevin C. Simons, as recorded in O.R. Book 459, Page 874, being the **PRINCIPLE PLACE OF BEGINNING**, of the 11.044 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found in the centerline of Taylor Ridge Road at 660.00 feet;

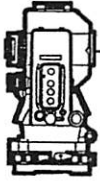
Thence, S 05°00'00" W 462.00 feet continuing with the East line of Fraction 19 in Section 20, the same being the West line of Fraction 13 in Section 14 and said 8.081 Acre parcel conveyed to Simons (O.R. Book 459, Pg.874), to an iron pin set marking the Northeast corner of a 16.64 Acre parcel conveyed to Wanda Circle, as recorded in O.R. Book 427, Page 2449: said iron pin set bears N 05°00'00" E 132.38 feet from a 5/8" o.d. iron pin found marking the Southwest corner of said 8.081 Acre parcel (O.R. Book 459, Pg.874);

Thence, S 88°03'45" W 948.39 feet following an existing fence line along the North line of said 16.64 Acre parcel conveyed to Circle (O.R. Book 427, Pg.2449), to a 5/8" o.d. iron pin found marking the Northeast corner of a parcel conveyed to Rojer W. Moody, as recorded in O.R. Book 82, Page 614;

Thence, N 19°37'00" W 486.00 feet following an existing fence line along the East line of said parcel conveyed to Moody (O.R. Book 82, Pg.614), to an iron pin set marking the Southwest corner of Tract Two-Third Parcel conveyed to Edgart, Ltd., as recorded in O.R. Book 487, Page 252;

Thence, N 88°35'16" E 887.02 feet with the South line of said Tract Two-Third Parcel conveyed to Edgart, Ltd. (O.R. Book 487, Pg.252), and extending along the South line of Tract Two-Second Parcel conveyed to Edgart, Ltd., as recorded in O.R. Book 487, Page 252), to a 5/8" o.d. iron pin found marking a corner to said 8.081 Acre parcel conveyed to Simons (O.R. Book 459, Pg.874);

Thence, N 87°15'44" E 264.82 feet with the boundary of said 8.081 Acre parcel conveyed to Simons (O.R. Book 459, Page 874), to the **PRINCIPLE PLACE OF BEGINNING**.



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Said parcel as surveyed contains **11.044 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 East line of Fraction 19 in Section 20, as being **S 05°00'00" W**, and is an assumed Meridian used to denote angles only.

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor # S-7452 in September of 2013.

Dated 9/30/13
 2599-13AT



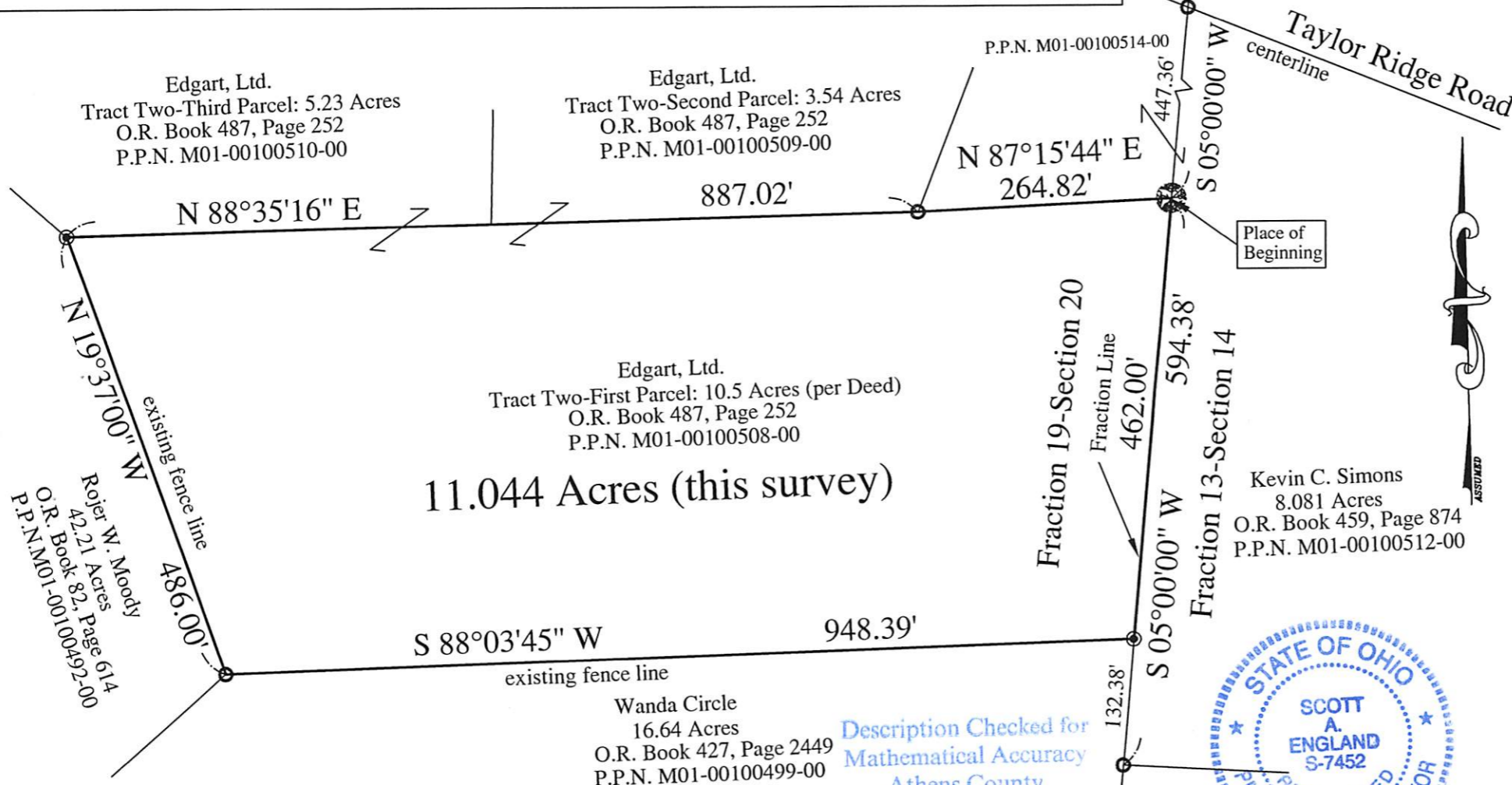
 Scott A. England, P.S.
 Ohio Registered Surveyor # S-7452

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Beulah Walker
 DATE: 10/3/13



Plat of Survey

Township of Trimble, County of Athens, State of Ohio, part Fraction 19
in Section 20, Township 11N, Range 14W, of the Ohio Company's Purchase.



PREPARED FOR:
Gerig & Gerig
3 W. Stimson Avenue
Athens, Ohio 45701

PROPERTY LOCATION:
SITUATED IN THE TOWNSHIP OF TRIMBLE,
COUNTY OF ATHENS, STATE OF OHIO, AND
BEING A PART OF FRACTION 19 IN SECTION 20,
TOWNSHIP 11N, RANGE 14W, OF THE OHIO
COMPANY'S PURCHASE.

BEING A SURVEY OF TRACT TWO-FIRST
PARCEL CONVEYED TO EDGART, LTD., AS
RECORDED IN O.R. BOOK 487, PAGE 252, IN
THE ATHENS COUNTY DEED RECORDS, AND
BEING ALL OF AUDITOR'S PARCEL NO.
M01-00100508-00.

THE BEARINGS OF THIS PLAT ARE BASED ON
THE EAST LINE OF FRACTION 19 AS BEING
S 05°00'00" W, AND IS AN ASSUMED MERIDIAN
USED TO DENOTE ANGLES ONLY.

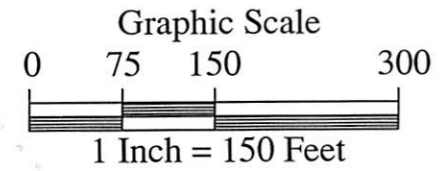
PREPARED BY:
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Buckeye Lake, Ohio 43008
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WWW.SURVEYOHIO.COM

- LEGEND**
- - 5/8" o.d. solid Iron Pin Found
 - ⊙ - Iron Pin Set
5/8" Rebar 30" long w/red plastic cap
Labeled S.A. England #7452
 - ☼ - Tree & Fence Corner

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: 9/26/13

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paula Wilhoit*

DATE: 10/3/13

