

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brandy H. Allen*  
DATE: 3/5/19



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract 2: 1.537 Acres**

Situated in the Township of Trimble, <sup>County - SAE</sup> Township of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 2, Township 11N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of the SECOND TRACT conveyed to Ernest S. & Mary B. Kouba, as recorded in O.R. Book 503, Page 1907, in the Athens County Deed Records, and being all of Auditor's P.P.N. M01-00100067-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of the Southwest Quarter of Section 2;

Thence, N 85°53'45" W 946.05 feet with the North line of the Southwest Quarter of Section 2, to a 5/8" o.d. iron pin found marking the Northwest corner of a 15 Acre parcel conveyed to Ernest & Ann C. Antle, as recorded in O.R. Book 303, Page 1573, also being the Northeast corner of a 17.34 Acre parcel conveyed to Ernest & Ann C. Antle, as recorded in O.R. Book 303, Page 605;

Thence, S 03°36'15" W 717.58 feet with the West line of said 15 Acre parcel conveyed to Antle (O.R.303,Pg.1573), the same being the East line of said 17.58 Acre parcel conveyed to Antle (O.R.303,Pg.605), to a 5/8" o.d. iron pin found, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 1.537 Acre parcel herein to be described;

Thence, S 82°28'55" E 229.69 feet with the boundary of said 15 Acre parcel conveyed to Antle (O.R.303,Pg.1573), to a 5/8" o.d. iron pin found;

Thence, S 21°05'05" W 427.53 feet continuing with the boundary of said 15 Acre parcel conveyed to Antle (O.R.303,Pg.1573) and extending along the West line of a 2.601 Acre parcel conveyed to Rita M. Irwin, as recorded in O.R. Book 381, Page 639, to the centerline of State Route 329, passing over a 5/8" o.d. iron pin found at 156.78 feet, and passing over an iron pin set at 377.53 feet;

Thence, N 63°54'58" W 109.02 feet with the centerline of State Route 329, to a mag nail set marking the Southeast corner of said 17.34 Acre parcel conveyed to Antle (O.R.303,Pg.605);

Thence, N 03°36'15" E 318.78 feet leaving State Route 329 with the East line of said 17.34 Acre parcel conveyed to Antle (O.R.303,Pg.605), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 50.00 feet, and containing 1.537 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 line of the Southwest Quarter of Section 2, as being N 85°53'45" 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 February of 2019.

Dated 3/4/19

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

Job No. 3199-19AT-Tract2

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

MAR 5 2019

Jill Thompson  
Athens County Auditor





MAR 5 2019

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Robert Walker  
DATE: 3/5/19

Jill Thompson  
Athens County Auditor



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract 1: 2.325 Acres**

Situated in the Township of Trimble, <sup>County SAE</sup> Township of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 2, Township 11N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of the FIRST TRACT conveyed to Ernest S. & Mary B. Kouba, as recorded in O.R. Book 503, Page 1907, in the Athens County Deed Records, and being all of Auditor's P.P.N. M01-00100055-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of the Southwest Quarter of Section 2;

Thence, N 85°53'45" W 946.05 feet with the North line of the Southwest Quarter of Section 2, to a 5/8" o.d. iron pin found marking the Northwest corner of a 15 Acre parcel conveyed to Ernest & Ann C. Antle, as recorded in O.R. Book 303, Page 1573, also being the Northeast corner of a 17.34 Acre parcel conveyed to Ernest & Ann C. Antle, as recorded in O.R. Book 303, Page 605;

Thence, S 03°36'15" W 1099.36 feet with the West line of said 15 Acre parcel conveyed to Antle (O.R.303,Pg.1573), and extending along the West line of the SECOND TRACT conveyed to Kouba (O.R.503,Pg.1907), the same being the East line of said 17.58 Acre parcel conveyed to Antle (O.R.303,Pg.605), to a mag nail set in the centerline of State Route 329, marking the Northeast corner of a 36.132 Acre parcel conveyed to Red Bud Holdings, Ltd., as recorded in O.R. Book 506, Page 1907), being the **PRINCIPLE PLACE OF BEGINNING**, of the **2.325 Acre parcel** herein to be described, passing over a 5/8" o.d. iron pin found at 717.58 feet, and passing over an iron pin set at 1049.36 feet;

Thence with the centerline of State Route 329, with the following two (2) courses and distances:

- 1) S 63°54'58" E 109.02 feet to an angle point;
- 2) S 63°20'52" E 66.21 feet to the Northwest corner of a 4.37 Acre parcel conveyed to Monte J. & Rose A. Blower, as recorded in O.R. Book 58, Page 775;

Thence, S 03°48'55" W 620.00 feet leaving State Route 329 with the West line of said parcel conveyed to Blower (O.R.58,Pg.775) following an old fence line, to an iron pin set marking the Northeast corner of a 0.43 Acre parcel conveyed to DBJ Holdings, Ltd., as recorded in O.R. Book 422, Page 2114, and passing over a 1/2" o.d. iron pin found at 26.99 feet;

Thence, N 64°00'15" W 177.51 feet with the North line of said 0.43 Acre parcel conveyed to DBJ Holdings, Ltd., to an iron pin set on the East line of said parcel conveyed to Red Bud Holdings, Ltd. (O.R.506,Pg.1907);

Thence, N 04°02'35" E 620.00 feet with the East line of said parcel conveyed to Red Bud Holdings, Ltd. (O.R.506,Pg.1907), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 570.00 feet, and containing **2.325 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 line of the Southwest Quarter of Section 2, as being N 85°53'45" 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 February of 2019.

Dated 3/4/19

Job No. 3199-19AT-Tract1

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





# Plat of Survey

Township of Trimble, County of Athens, State of Ohio, part Section 2,  
Township 11N, Range 14W, of the Ohio Company's Purchase.

**PROPERTY LOCATION:**

Being a Re-Survey of 2 parcels conveyed to Ernest S. & Mary B. Kouba, as recorded in O.R. Book 503, Page 1907, in the Athens County Deed Records, and being all of Auditor's P.P.N. M01-00100055-00 & M01-00100067-00.

**BASIS OF BEARING**

The bearings of this plat are based on the North line of the Southwest Quarter of Section 2, as being N 85°53'45" W, and is an assumed Meridian used to denote angles only.

**Related Documents**

- 1) 2001 Survey of Tracts A-D by Alan D. Robinson, P.S.
- 2) 1997 Survey by Evans, Mechwart, Hambelton, & Tilton
- 3) 2000 Survey of Parcel A by Robert C. Canter, P.S.
- 4) 2014 Survey of 41.159 Acres by S.A. England Surveying

**PREPARED FOR:**  
Mary Kouba

**LEGEND**

- - Iron Pin Set  
5/8" Rebar-30" long w/ Red I.D. Cap  
Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found
- - 1/2" o.d. Iron Pin Found
- △ - Mag Nail Set

**LINE TABLE**

No.	Bearing	Distance
L1	S 63°54'58" E	109.02'
L2	S 63°20'52" E	66.21'

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

MAR 5 2019

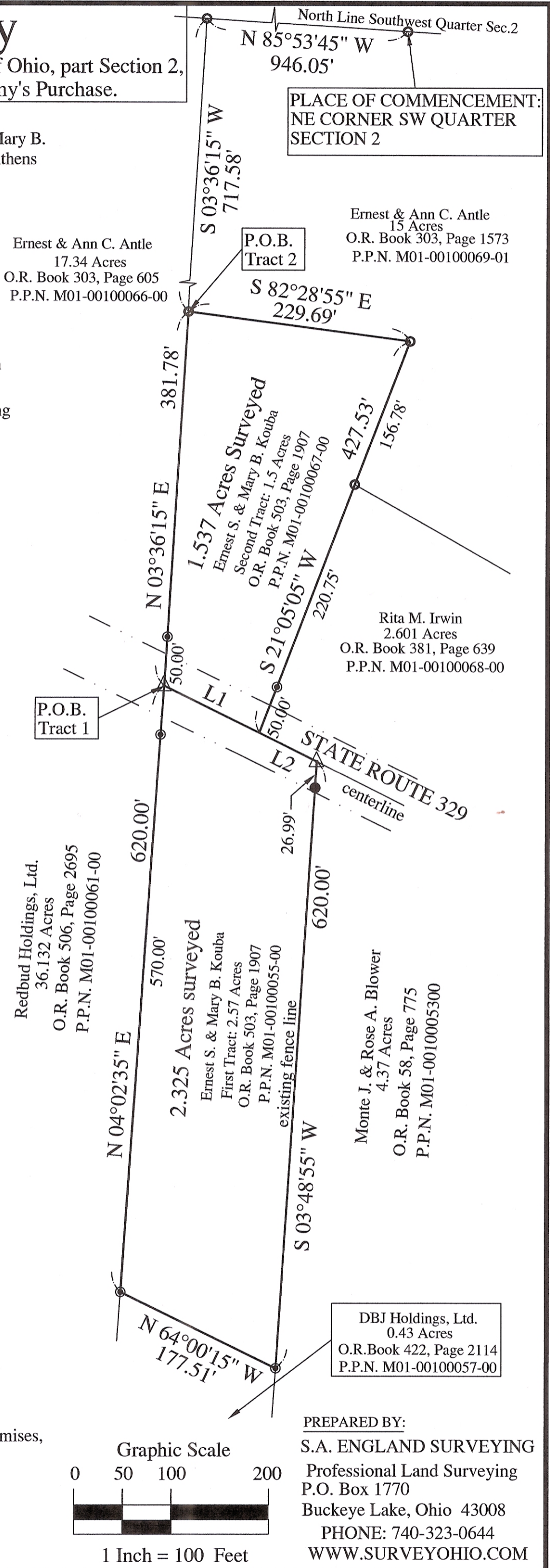
Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Scott A. England*  
DATE: 3/5/19



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 3/4/19  
*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  
WWW.SURVEYOHIO.COM