

S.A. ENGLAND SURVEYING

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



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Legal Description

Tract 1: 30.908 Acres

Part Scott Bruch & Owen Roark Parcel: O.R. Book 628, Page 1197

Situated in the Township of Troy, County of Athens, State of Ohio, and being part of Section 29, Township 5N, Range 11W, of the Ohio River Survey, and being more particularly described as follows;

Being a Survey of a part of a 48.133 Acre parcel (per tax duplicate) conveyed to Scott Bruch & Owen Roark, as recorded in O.R. Book 628, Page 1197, in the Athens County Deed Records, also being part of Auditor's P.P.N. L01-00100790-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Biedenbach" marking the Northwest corner of the Northwest Quarter of Section 29 and said parcel conveyed to Bruch & Roark, of which this description is a part, also being the Southwest corner of the Southwest Quarter of Section 30 and a 71.000 Acre parcel conveyed to Michael & Victoria Wunsch, as recorded in O.R. Book 626, Page 1808, and being the Northeast corner of the Northeast Quarter of Section 35 and a 75 Acre parcel conveyed to Becky Sue Knopp, as recorded in O.R. Book 609, Page 1893, and being the **PRINCIPLE PLACE OF BEGINNING** of the 30.908 Acre parcel herein to be described;

Thence, **S 86°40'05" E 1180.18 feet** with the North line of the Northwest Quarter of Section 29 and said parcel conveyed to Bruch & Roark, also being the South line of the Southwest Quarter of Section 30 and said parcel conveyed to Wunsch and extending along the South line of a 1.081 Acre parcel conveyed to Johnny R. Guess, as recorded in O.R. Book 545, Page 243, to a mag spike set in the centerline of State Route 144, and passing over a 5/8" o.d. iron pin found capped "Biedenbach" at 673.86 feet;

Thence with the centerline of State Route 144 across said parcel conveyed to Bruch & Roark, with the following five (5) courses and distances:

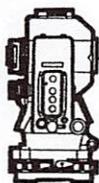
- 1) **S 27°24'18" E 269.68 feet** to a point;
- 2) **S 24°54'36" E 504.43 feet** to a point;
- 3) **S 24°33'02" E 153.95 feet** to a point;
- 4) **S 22°32'04" E 122.95 feet** to a point;
- 5) **S 20°02'57" E 56.42 feet** to a mag spike set at the Northeast corner of a 2.630 Acre parcel conveyed to Robert E. Miller, Jr., as recorded in O.R. Book 497, Page 1901;

Thence leaving State Route 144 with the North & West boundary of said parcel conveyed to Miller, with the following two (2) courses and distances:

- 1) **S 81°55'13" W 113.65 feet** to a 3/4" o.d. iron pipe found, and passing over a 3/4" o.d. iron pipe found at 30.00 feet;
- 2) **S 34°12'14" W 377.85 feet** to a mag spike set in the centerline of Mountain Bell Road, and passing over a 3/4" o.d. iron pipe found at 351.43 feet;

Thence with the centerline of Mountain Bell Road, the same being the South line of said parcel conveyed to Bruch & Roark, with the following five (5) courses and distances:

- 1) **N 77°53'00" W 127.59 feet** to a point;
- 2) **N 70°30'59" W 180.90 feet** to a point;
- 3) **N 54°54'01" W 252.01 feet** to a point;
- 4) **N 36°32'42" W 479.24 feet** to a point;
- 5) **N 64°58'05" W 110.56 feet** to a point marking the Southeast corner of a 1.618 acre parcel conveyed to Gary Lee & Jean L. Thompson, as recorded in O.R. Book 173, Page 164;



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Thence leaving Mountain Bell Road with the East and North boundary line of said parcel conveyed to Thompson, with the following two (2) courses and distances:

- 1) **N 02°47'06" W 281.33 feet** to 1" o.d. iron pin found, and passing over a 1" o.d. iron pin found at 30.00 feet;;
- 2) **S 68°41'59" W 488.17 feet** to a 1" o.d. iron pin found on the West line of the Northwest Quarter of Section 29 and said parcel conveyed to Bruch & Roark, also being the East line of the Northeast Quarter of Section 35 and said parcel conveyed to Knopp;

Thence, **N 03°11'03" E 634.08 feet** with the West line of the Northwest Quarter of Section 29 and said parcel conveyed to Bruch & Roark, also being the East line of the Northeast Quarter of Section 35 and said parcel conveyed to Knopp, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **30.908 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD 83)

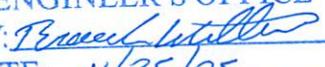
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2025.

Dated 11/24/25


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

Job No. 4604-25AT-Tract I

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 11/25/25



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

NOV 26 2025

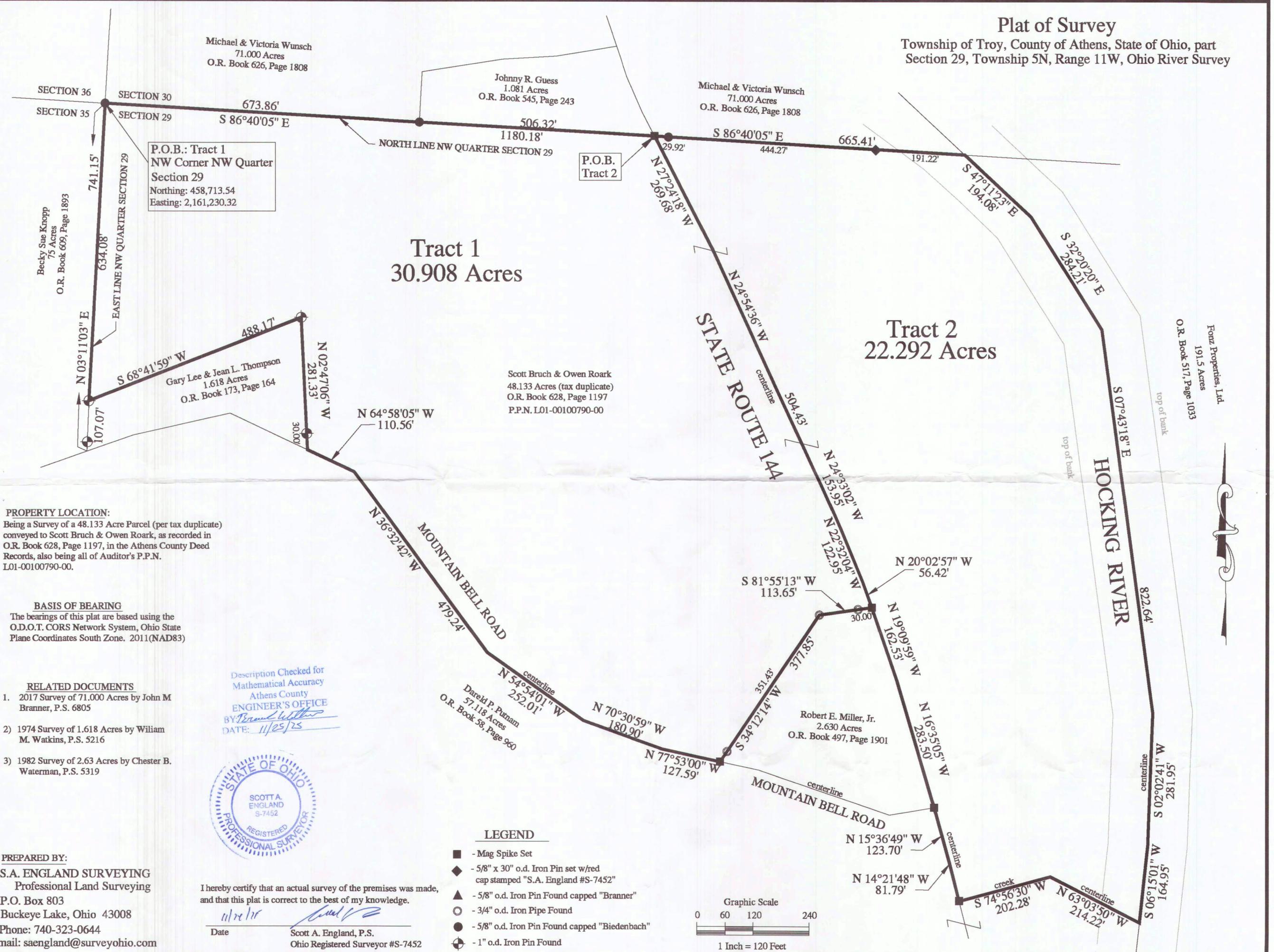
Jill Davidson
 Athens County Auditor

Plat of Survey

Township of Troy, County of Athens, State of Ohio, part
Section 29, Township 5N, Range 11W, Ohio River Survey

Tract 1
30.908 Acres

Tract 2
22.292 Acres



P.O.B.: Tract 1
NW Corner NW Quarter
Section 29
Northing: 458,713.54
Easting: 2,161,230.32

P.O.B.
Tract 2

PROPERTY LOCATION:
Being a Survey of a 48.133 Acre Parcel (per tax duplicate)
conveyed to Scott Bruch & Owen Roark, as recorded in
O.R. Book 628, Page 1197, in the Athens County Deed
Records, also being all of Auditor's P.P.N.
L01-00100790-00.

BASIS OF BEARING
The bearings of this plat are based using the
O.D.O.T. CORS Network System, Ohio State
Plane Coordinates South Zone. 2011(NAD83)

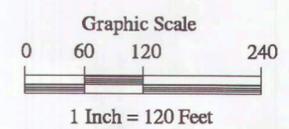
- RELATED DOCUMENTS**
- 2017 Survey of 71.000 Acres by John M Branner, P.S. 6805
 - 1974 Survey of 1.618 Acres by Wiliam M. Watkins, P.S. 5216
 - 1982 Survey of 2.63 Acres by Chester B. Waterman, P.S. 5319

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Scott A. England*
DATE: 11/25/25



LEGEND

- - Mag Spike Set
- ◆ - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- ▲ - 5/8" o.d. Iron Pin Found capped "Branner"
- - 3/4" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found capped "Biedenbach"
- ⊕ - 1" o.d. Iron Pin Found



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 803
Buckeye Lake, Ohio 43008
Phone: 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.
Scott A. England
Date _____ Scott A. England, P.S.
Ohio Registered Surveyor #S-7452