

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



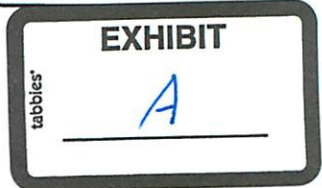
E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
8.492 Acres
part Jesse Walker Parcel: O.R. Volume 546, Page 2640



Situated in the Township of Waterloo, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 12, Township 11N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of an 84.97 Acre parcel (per tax duplicate) conveyed to Jesse Walker, as recorded in O.R. Volume 546, Page 2640, in the Athens County Deed Records, being part of Auditor's P.P.N. N01-00100654.00, and further described as follows;

Commencing at a stone found marking the Northwest corner of the Southwest Quarter of Section 12;

Thence, S 00°00'00" W 1030.28 feet with the West line Section 12, to an iron pin set marking the Southwest corner of a 45.67 Acre parcel conveyed to James H. Burgett, as recorded in O.R. Volume 521, Page 507, also being on the East line of Section 18 and a 42.4 Acre parcel conveyed to Charles Isaac Hunter, as recorded in Deed Book 360, Page 111, being the **PRINCIPLE PLACE OF BEGINNING** of the 8.492 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 558.63 feet;

Thence, N 89°18'48" E 574.63 feet with the North line of said parcel conveyed to Walker (O.R.546,Pg.2640) of which this description is a part, the same being the South line of said parcel conveyed to Burgett (O.R.521,Pg.2640), and extending along part of the South line of a 1.980 Acre parcel conveyed to the State of Ohio, as recorded in O.R. Volume 69, Page 605, to a 1" o.d. iron pipe found w/cap stamped O.D.O.T. marking the Northwest corner of a 1.908 Acre parcel conveyed to the State of Ohio on the West Right of Way Line of State Route 691, also being 59.58' left of Station 177+70.26 of a centerline survey of State Route 691, as being Plan No. ATH-691-3.23, and passing over a 1" o.d. iron pipe found w/cap stamped O.D.O.T. at 269.10 feet, also being 364.98' left of Station 177+62.16;

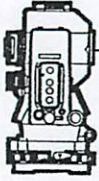
Thence with the West Right of Way line of said State Route 691 conveyed to the State of Ohio (O.R.93,Pg.314) across said parcel conveyed to Walker (O.R.546,Pg.2640) of which this description is a part, with the following three (3) courses and distances:

- 1) S 07°02'53" E 232.73 feet to a 1" o.d. iron pipe found w/cap stamped O.D.O.T. marking 52.00 feet left of Station 175+50.00;
- 2) S 19°44'57" E 240.24 feet to an iron pin set marking the Northeast corner of a 7.01 Acre parcel (per tax duplicate) conveyed to Paul Young, as recorded in O.R. Volume 380, Page 1113;

Thence leaving the West Right of Way line of said State Route 691 with the South line of said parcel conveyed to Walker (O.R.546,Pg.2640) of which this description is a part, the same being the North line of said parcel conveyed to Young (O.R.380, Pg.1113), with the following four (4) courses and distances:

- 3) S 61°30'10" W 298.39 feet to an iron pin set;
- 4) N 48°44'50" W 108.24 feet to an iron pin set;
- 5) S 52°00'10" W 275.22 feet to an iron pin set;
- 6) S 80°30'10" W 120.12 feet to a stone found on the West line of Section 12, the same being the East line of Section 18 and a parcel conveyed to Paul Young, as recorded in O.R. Volume 380, Page 1113;

Thence, N 00°26'34" W 692.97 feet with the West line of Section 12 and said parcel conveyed to Walker (O.R.546, Pg.2640), of which this description is a part, the same being the East line of Section 18 and said parcel conveyed to Young (O.R.380,Pg.1113), to a stone found marking the Southeast corner of said parcel conveyed to Hunter (D.B.360,Pg.111);



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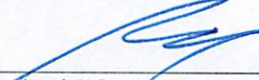
Thence, N 00°00'00" E 17.49 feet continuing with the West line of Section 12 and said parcel conveyed to Walker (O.R.546,Pg.2640), of which this description is a part, the same being the East line of Section 18 and said parcel conveyed to Hunter (D.V.360,Pg.111) to the **PRINCIPLE PLACE OF BEGINNING**, and containing 8.492 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 line of Section 12, as being S 00°00'00" 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".

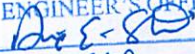
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2018.

Dated 10/4/18



Job No. 3141-18AT

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 10/5/18



PREPARED FOR:

Jesse Walker
Nelsonville, Ohio

POINT OF COMMENCEMENT:
NW CORNER SW QUARTER
SECTION 12

PROPERTY LOCATION:

Situated in the Township of Waterloo, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 12, Township 11N, Range 15W, of the Ohio Company's Purchase.

Being a Survey of a part of an original 94.6 Acre parcel (per Deed) (84.97 Acre parcel per tax duplicate), conveyed to Jesse Walker, as recorded in O.R. Book 546, Page 2640, in the Athens County Deed Records, and being part of Auditor's P.P.N. N01-00100654-00.

The bearings of this plat are based on the West line of Section 12, as being S 00°00'00" W, and is an assumed Meridian used to denote angles only.

LEGEND

- - 1" o.d. Iron Pipe Found w/cap stamped O.D.O.T.
- ⊙ - Iron Pin Set 5/8" Rebar 30" long with red cap Labeled S.A. England #7452
- - Stone Found
- - 5/8" o.d. Iron Pin Found

Graphic Scale



1 Inch = 100 Feet

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *SA England*
DATE: 10/5/18

Related Documents

- 1) 2005 Survey of 1.662 Acres by S. Vince Evans, P.S. S-8127
- 2) 1978 Survey of 4.574 Acres by William M. Watkins, P.S. S-5216



Paul Young
12.5 Acres
O.R. Volume 380, Page 1113
P.P.N. N01-00100657-00
Third & Fourth Tracts

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

10/14/18

Date

SA England
Scott A. England, P.S.

Ohio Registered Surveyor #S-7452

Plat of Survey

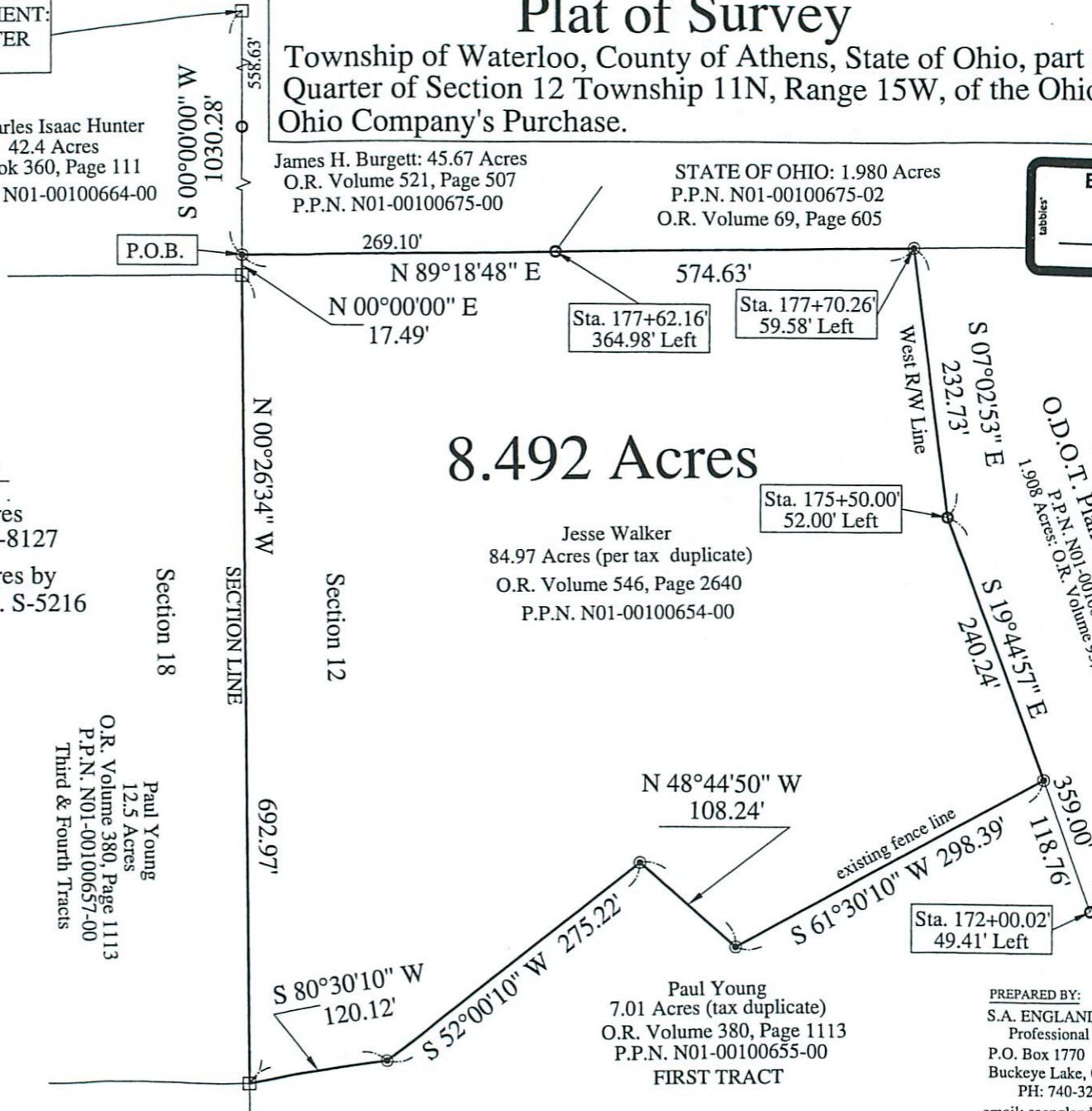
Township of Waterloo, County of Athens, State of Ohio, part Southwest Quarter of Section 12 Township 11N, Range 15W, of the Ohio Ohio Company's Purchase.

Charles Isaac Hunter
42.4 Acres
Deed Book 360, Page 111
P.P.N. N01-00100664-00

James H. Burgett: 45.67 Acres
O.R. Volume 521, Page 507
P.P.N. N01-00100675-00

STATE OF OHIO: 1.980 Acres
P.P.N. N01-00100675-02
O.R. Volume 69, Page 605

EXHIBIT
B



8.492 Acres

Jesse Walker
84.97 Acres (per tax duplicate)
O.R. Volume 546, Page 2640
P.P.N. N01-00100654-00

Paul Young
7.01 Acres (tax duplicate)
O.R. Volume 380, Page 1113
P.P.N. N01-00100655-00
FIRST TRACT

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

STATE OF OHIO
STATE ROUTE 691
O.D.O.T. Plan No. ATH-691-3-223
P.P.N. N01-00100654-01
1.980 Acres: O.R. Volume 93, Page 314

PREPARED FOR:

Jesse Walker
Nelsonville, Ohio

POINT OF COMMENCEMENT:
NW CORNER SW QUARTER
SECTION 12

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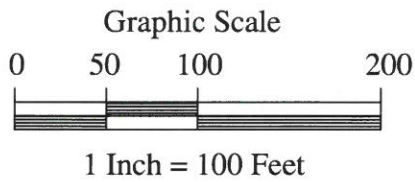
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LEGEND

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

Related Documents

- 1) 2005 Survey of 1.662 Acres by S. Vince Evans, P.S. S-8127
- 2) 1978 Survey of 4.574 Acres by William M. Watkins, P.S. S-5216



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *DAE*
DATE: 10/15/18



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

Date: 10/14/18
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

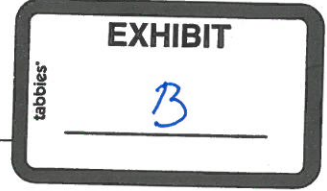
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STATE OF OHIO: 1.980 Acres
P.P.N. N01-00100675-02
O.R. Volume 69, Page 605



P.O.B.

S 00°00'00" W 1030.28'

SECTION LINE
N 00°26'34" W

Section 18

Section 12

Paul Young
12.5 Acres
O.R. Volume 380, Page 1113
P.P.N. N01-00100657-00
Third & Fourth Tracts

8.492 Acres

Jesse Walker
84.97 Acres (per tax duplicate)
O.R. Volume 546, Page 2640
P.P.N. N01-00100654-00

STATE OF OHIO
STATE ROUTE 691
O.D.O.T. Plan No. ATH-691-3-23
1.908 Acres: O.R. Volume 93, Page 314
P.P.N. N01-00100654-01

692.97'

269.10'
N 89°18'48" E
17.49'
N 00°00'00" E

Sta. 177+62.16'
364.98' Left

Sta. 177+70.26'
59.58' Left

Sta. 175+50.00'
52.00' Left

Sta. 172+00.02'
49.41' Left

S 80°30'10" W 120.12'

S 52°00'10" W 275.22'

N 48°44'50" W 108.24'

existing fence line
S 61°30'10" W 298.39'

Paul Young
7.01 Acres (tax duplicate)
O.R. Volume 380, Page 1113
P.P.N. N01-00100655-00
FIRST TRACT

PREPARED BY:
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