

SURVEY DESCRIPTION OF A 15.817 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of Fraction 19 of Section 20, Township 12, Range 15; and being more particularly described as follows:

Being part of a 40.99 acre tract (auditor tax map) as described in Volume OR459, Page 659 to Donna Sue Breeze, Etal. (Parcel No. P01-0010012100);

Commencing at a Stone not found at the Southwest corner of Section 20;

Thence South 89 degrees 19 minutes 20 seconds East a distance of 2302.68 feet to a 5/8" iron pin found;

Thence North 00 degrees 30 minutes 20 seconds East a distance of 96.37 feet to a 5/8" iron pin set, and being the point of **Beginning** of the tract of land to be described;

Thence with the east line of an 8.000 acre tract (OR436-2106), North 00 degrees 30 minutes 20 seconds East a distance of 96.37 feet to a 5/8" iron pin set;

Thence with the south line of a 0.41 acre tract (DV350-707), North 77 degrees 39 minutes 15 seconds East a distance of 228.94 feet to a 1" iron pipe found, crossing Township Road 268 (Perry Ridge Road) and passing a 1" iron pipe found at a distance of 52.90 feet;

Thence North 77 degrees 39 minutes 15 seconds East a distance of 171.28 feet to a 5/8" iron pin set;

Thence North 05 degrees 57 minutes 20 seconds East a distance of 1462.79 feet to a Stone;

Thence with the south line of a 7.24 acre tract (DV485-1336), North 89 degrees 27 minutes 45 seconds East a distance of 331.33 feet to a 5/8" iron pin set;

Thence South 00 degrees 36 minutes 23 seconds West a distance of 1565.27 feet to a 5/8" iron pin set;

Thence South 85 degrees 01 minutes 18 seconds West a distance of 861.59 feet to the point of beginning and containing 15.817 acres, more or less, subject to any public or private easements of record.

The above 15.817 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the south line of Section 20 as South 90 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on September 5, 2019.

S. Vince Evans

S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying
S. Vince Evans, P. S. 8127
64103 Woodgeard Road
Creola, Ohio 45622
Phone (740) 380-3884
FAX (740) 596-5831



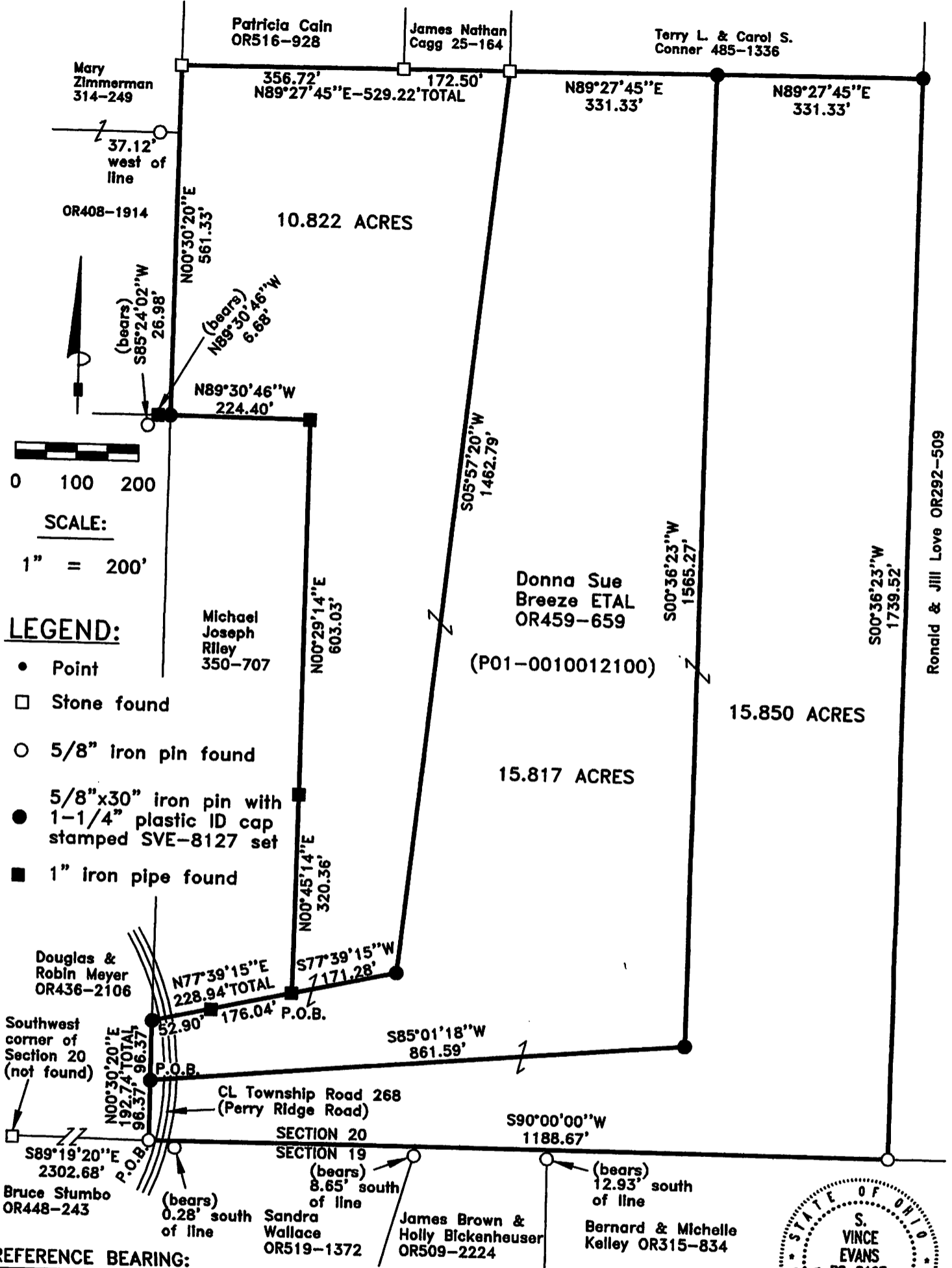
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Williams*
DATE: *9/16/19*

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

SEP 30 2019

Jill Thompson
Athens County Auditor

PLAT OF A 10.822 ACRE, 15.817 ACRE AND A 15.850 ACRE TRACTS
 Situated in York Township, Athens County, Ohio; being part of Fraction 19 of Section 20,
 Township 12, Range 15.



REFERENCE BEARING:

The south line of Section 20 as South 90 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 5th day of September, 2019 and that the plat is a correct representation of the premises as described by said survey.

S. Vince Evans
 Registered Surveyor No. 8127

Survey by:

S. Vince Evans Surveying - S. Vince Evans P.S. 8127
 64103 Woodgeard Road, Creola, Ohio 45622
 Phone (740) 380-3884
 FAX (740) 596-5831

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Bruce Stumbo*
 DATE: 9/16/19

