



S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description

5.133 Acres

Part Diamond Brick Properties, LLC Parcel: O.R. Book 590, Page 851

Situated in the Township of York, County of Athens, State of Ohio, and being a part of River Lot 655 in the Northwest Quarter of Section 30, and part of River Lot 656 in the Northeast Quarter of Section 36, Township 12N, Range 15W, and being more being more particularly described as follows;

Being a Survey of a part of a 39.382 Acre parcel conveyed to Diamond Brick Properties, LLC, as recorded in as recorded in O.R. Book 590, Page 851, in the Athens County Deed Records, being part of Auditor's P.P.N. P01-00100626-00, and further described as follows;

Commencing for reference at a stone found w/scribed "X" marking the Northwest corner of River Lot 655 and the Northwest corner of the Northwest Quarter of Section 30, the same being the Northeast corner of River Lot 656 and the Northeast corner of the Northeast Quarter of Section 36;

Thence, S 04°10'00" W 1995.79 feet with the West line of River Lot 655 and Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36, to an iron pin set on the West line of said 39.382 Acre parcel, of which this description is a part, also being on the East line of a parcel conveyed to Athens Hocking Landfill, as recorded in O.R. Book 585, Page 2525, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.133 Acre parcel herein to be described;

Thence with a line across said 39.382 Acre parcel of which this description is a part, with the following three (3) courses and distances:

- 1) S 87°40'42" E 112.58 feet to an iron pin set;
- 2) S 05°55'49" E 168.71 feet to a mag nail set in the centerline of Diamond Brick Road, and passing over an iron pin set at 117.80 feet;
- 1) S 04°39'08" W 823.16 feet to an "inaccessible point" in the Hocking River on the South line thereof, and on the North line of a 106.89 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 322, Page 279, and passing over iron pins set at 76.00 feet and 654.00 feet respectively.

Thence, N 62°59'03" W 371.49 feet with the North line of said 106.89 Acre parcel conveyed to The United States of America (D.V.322,Pg.279), and extending along the North line of a 92 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 322, Page 279, to an "inaccessible point" in the Hocking River marking the Southeast corner of a 2.712 Acre parcel conveyed to Eric & Suzanne Pistole, as recorded in O.R. Book 572, Page 2143;

Thence, N 18°52'00" W 293.60 feet leaving the Hocking River with the East line of said parcel conveyed to Pistole (OR572,Pg.2143), to a 5/8" o.d. iron pin found marking the Northeast corner thereof on the South line of a 1.3737 Acre parcel conveyed to Ronnie L. & Karen L. Wend, as recorded in O.R. Book 522, Page 692, and passing over a 5/8" o.d. iron pin found at 146.60 feet;

Thence with the South line of said 1.3737 Acre parcel conveyed to Wend (OR522,Pg.692), with the following three (3) courses and distances:

- 1) N 86°16'44" E 160.34 feet to a 5/8" o.d. iron pin found;
- 2) N 67°52'44" E 146.50 feet to a 5/8" o.d. iron pin found;
- 3) N 75°17'44" E 33.73 feet to an iron pin set on the East line of said River Lot 656 and the Northeast Quarter of Section 36, the same being the West line of said River Lot 655 and the Northwest Quarter of Section 30;

Thence, N 04°10'00" E 249.52 feet with the West line of said River Lot 655 and the Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36 and said 1.3737 Acre parcel conveyed to Wend (O.R.522,Pg.692), to a mag nail set in the centerline of said Diamond Brick Road, and being the Southeast corner of a 1.75 Acre parcel conveyed to Ronnie L. & Karen L. Wend, as recorded in O.R. Book 366, Page 1342;

Thence, N 04°10'00" E 223.85 feet leaving Diamond Brick Road with the West line of said River Lot 655 and the Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36 and said 1.75 Acre parcel conveyed to Wend, and extending along the East line of said parcel conveyed to Athens Hocking Landfill, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 3/4" o.d. iron pipe found at 56.69 feet, and passing over a 5/8" o.d. iron pin found at 176.09 feet.



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The above described 5.133 Acre parcel contains 2.121 Acres in River Lot 656 in Section 36 and 3.012 Acres in River Lot 655 in Section 30.

The bearings of the above description are based on West line of River Lot 655 and the Northwest Quarter of Section 30, the same being the East line of River Lot 656 and the Northeast Quarter of Section 36, as being S 04°10'00" W, and is based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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

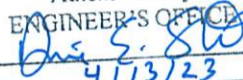
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2021 and March of 2023.

Dated 4/12/23



Job No. 3741-21AT-5.133Ac

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/13/23



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

APR 13 2023

Jill Thompson
Athens County Auditor

Plat of Survey

Township of York, County of Athens, State of Ohio, part River Lot 655 in Northwest Quarter Section 30 & part River Lot 656 in Northeast Quarter Section 36, Township 12N, Range 15W

PROPERTY LOCATION:

Being a Survey of a part of a 39.382 Acre parcel conveyed to Diamond Brick Properties, LLC, as recorded in O.R. Book 590, Page 851, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-00100626-00.

The bearings of this plat are based on West line of Section 30, also being the East line of Section 36, as being S 04°10'00" W, and is based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System, South Zone, 2011(NAD83).

Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C0060C, dated December 18, 2009, of the FEMA Maps for this area.

Ronnie L. & Karen L. Wend
1.75 Acres
O.R. Book 366, Page 1342
P.P.N. P01-00100625-00

Ronnie L. & Karen L. Wend
1.3737 Acres
O.R. Book 522, Page 692
P.P.N. P01-00100625-01

Eric & Suzanne Pistole
2.712 Acres
O.R. Book 573, Page 2143
P.P.N. P01-00100628-00

United States of America
92 Acres
Deed Volume 322, Page 279
P.P.N. P01-00100573-00

United States of America
106.89 Acres
Deed Volume 322, Page 279
P.P.N. P01-00100571-00

P.O.C.: NW Corner Section 30
NE Corner Section 36

Diamond Brick Properties, LLC
39.382 Acres
O.R. Book 590, Page 851
P.P.N. P01-00100626-00

DIAMOND BRICK ROAD
(former U.S. 33)
(variable widths)

former U.S. 33: Athens County
S.H. 155 Sec. RH
Right of Way Plans

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 4/13/23

Diamond Brick Properties, LLC
39.382 Acres
O.R. Book 590, Page 851
P.P.N. P01-00100626-00

LEGEND

- △ - 3/4" o.d. Iron Pipe Found
- ▲ - Mag Nail Set
- - 5/8" o.d. Iron Pin Found
- ⊕ - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- - Stone Found
- L1 - N 75°17'44" E
33.73'

P.O.C. State Plane Coordinates
Northing: 536,167.99
Easting: 2,035,698.14

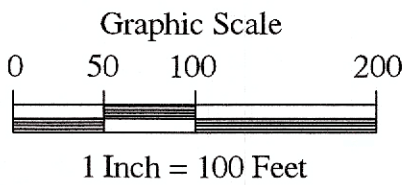
Parcel 'A' - Athens Hocking Landfill
458.99 Acres
O.R. Book 585, Page 2525



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 4/13/23

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



PREPARED BY:
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