



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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**Legal Description**  
**1.593 Acres**

**All of Bruce A. & Sharon L. Abbott Parcel: O.R Book 557, Page 1596**

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 7, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Bruce A. & Sharon L. Abbott, as recorded in O.R. Book 557, Page 1596, in the Athens County Deed Records, being all of Auditor's P.P.N. P01-00100021-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the West line of an 11.37 Acre parcel conveyed to Bernard M. Mellinger & Janelle Bentley-Mellinger, as recorded in O.R. Book 519, Page 1506: said iron pin bears S 03°30'00" W 630.69 feet and N 86°30'00" W 1143.60 feet from the Northeast corner of Section 7 per O.R. Book 511, Page 2489;

Thence, N 41°32'00" W 290.03 feet with the West line of said parcel conveyed to Mellinger (OR519,Pg.1506), to the Northeast corner of a 1.83 Acre parcel conveyed to Ryan K. Campbell, as recorded in O.R. Book 542, Page 1159, and being the PRINCIPLE PLACE OF BEGINNING of the 1.593 Acre parcel herein to be described;

Thence, S 53°44'23" W 257.99 feet with the North line of said parcel conveyed to Campbell (OR542,Pg.1159), to the centerline of State Route 691, and passing over 5/8" o.d. iron pins found at 0.56 feet and 225.42 feet respectively;

Thence with the centerline of State Route 691, with the following two (2) courses and distances:

- 1) N 39°38'16" W 35.21 feet to an angle point;
- 2) N 38°15'00" W 233.42 feet to a point marking the Southwest corner of a 0.945 Acre parcel conveyed to Joseph M. & Hope Mash, as recorded in O.R. Book 511, Page 2489;

Thence, N 49°53'33" E 242.44 feet leaving State Route 691 with the South line of said parcel conveyed to Mash (OR511,Pg.2489), to a 5/8" o.d. iron pin found on the West line of said parcel conveyed to Mellinger (OR519,Pg.1506), and passing over a 5/8" o.d. iron pin found at 41.43 feet;

Thence, S 41°32'00" E 285.90 feet with the West line of said parcel conveyed to Mellinger (OR519,Pg.1506), to the PRINCIPLE PLACE OF BEGINNING, and containing 1.593 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to a shared driveway easement and maintenance agreement recorded in O.R. Book 549, Page 1361, in the Athens County Deed Records.


The bearings of the above description are based on the East line of the Northeast Quarter of Section 7, as being S 03°30'00" 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 July of 2021.

Dated 7/18/21

Job No. 3648-21AT-Abbott

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

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

JUL 09 2021

Jill Thompson  
 Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 7/19/21



# Plat of Survey

Township of York, County of Athens, State of Ohio, part Northeast Quarter of Section 7, Township 12N, Range 15W, of the Ohio Company's Purchase.

### PROPERTY LOCATION:

Being a Survey of a parcel conveyed to Bruce A. & Sharon L. Abbott, as recorded in O.R. Book 557, Page 1596, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-00100021-00.

### BASIS OF BEARING

The bearings of this plat are based on the East line of the Northeast Quarter of Section 7, as being S 03°30'00" W, and is an assumed Meridian used to denote angles only.

### LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊙ - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #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




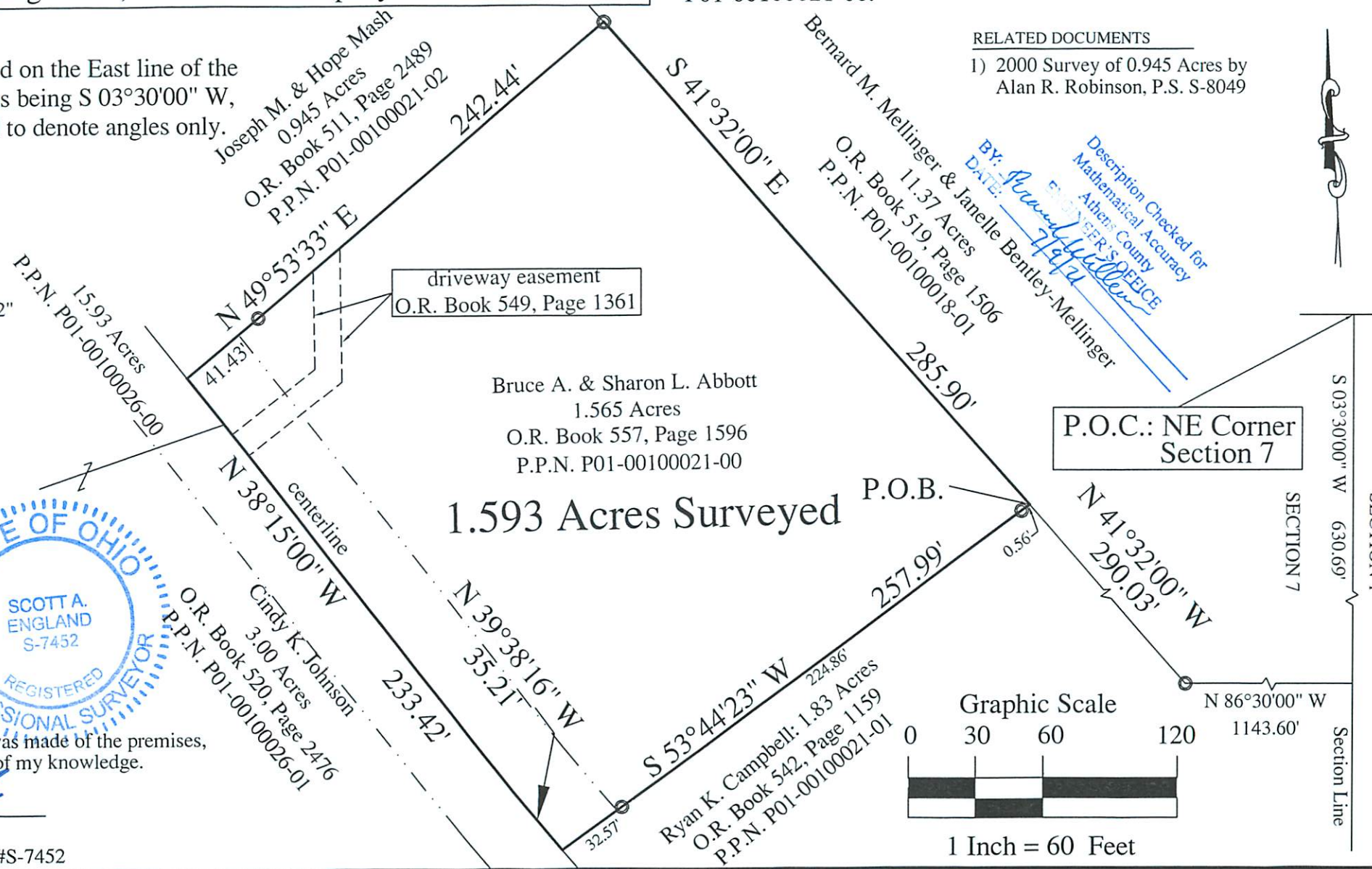
I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 7/8/21   
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

### RELATED DOCUMENTS

- 2000 Survey of 0.945 Acres by Alan R. Robinson, P.S. S-8049

BY:   
DATE: 7/8/21  
Description Checked for Mathematical Accuracy  
Athens County Auditor's Office  
Bernard M. Mellinger



driveway easement  
O.R. Book 549, Page 1361

Bruce A. & Sharon L. Abbott  
1.565 Acres  
O.R. Book 557, Page 1596  
P.P.N. P01-00100021-00

1.593 Acres Surveyed

P.O.C.: NE Corner  
Section 7

P.O.B.

