

#### S.A. ENGLAND SURVEYING

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



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# Legal Description 5.061 Acres (Chase Road) Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 608, Page 1437

Situated in the Township of Alexander, County of Athens, State of Ohio, and being part of Lease Lot 1 in Section 2, also being part of Lease Lot 2 in Section 2, Township 8N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 61.66 Acre parcel (P.P.N. B01-00100395-00) and part of a 9.533 Acre parcel (P.P.N. B01-00100015-02) conveyed to Countrytyme Land Specialist, Ltd., as recorded in O.R. Book 608, Page 1437 in the Athens County Deed Records, and further described as follows;

Commencing at an iron pin set marking the Southeast corner of Lease Lot 2 in Section 2, the same being the Southwest corner of Lease Lot 1 in Section 2, also being on the South line of said 61.66 Acre parcel, and being on the North line of Lease Lot 3 in Section 1 and a 12.17 Acre parcel conveyed to Stephen P. Stoltzfus, as recorded in O.R. Volume 557, Page 620, and being the <a href="PRINCIPLE PLACE OF BEGINNING">PRINCIPLE PLACE OF BEGINNING</a> of the 5.061 Acre parcel herein to be described;

Thence, N 87°06'23" W 611.41 feet with the South line of Lease Lot 2 in Section 2 and said 61.66 Acre parcel, the same being the North line of Lease Lot 3 in Section 1 and said parcel conveyed to Stoltzfus, to an iron pin set;

Thence with a line across said 61.66 Acre parcel and Lease Lot 2 in Section 2 and extending across Lease Lot 1 in Section 2, with the following two (2) courses and distances:

- 1) N 15°31'01" W 259.56 feet to an iron pin set;
- 2) S 87°06'23" E 1031.42 feet to a point in the centerline of Chase Road (Co. Road 69), and passing over iron pins set at 406.42 feet and 991.42 feet;

Thence with the centerline of Chase Road, with the following four (4) courses and distances:

- 1) S 40°06'18" W 26.72 feet to a point;
- 2) S 41°03'36" W 101.23 feet to a point;
- 3) S 40°34'38" W 89.53 feet to a point;
- 4) \$\input 39\cdot 13'52" W 92.55 feet to a point on the South line of Lease Lot 1 in Section 2 and said 61.66 Acre parcel, also being the North line of Lease Lot 3 in Section 1 and said parcel conveyed to Stoltzfust;

Thence, N 87°06'23" W 149.76 feet leaving Chase Road with the South line of Lease Lot 1 in Section 2 and said 61.66 Acre parcel, the same being the North line of Lease Lot 3 in Section 1 and said parcel conveyed to Stoltzfus, to the PRINCIPLE PLACE OF BEGINNING, passing over a 5/8" o.d. iron pin found capped "McPeek" at 25.31 feet, and containing 5.061 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The above described 5.061 Acre parcel contains 3.696 Acres in P.P.N. B01-00100395-00 & 1.365 Acres in P.P.N. B01-00100015-02.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System 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 2023 and revised in February of 2024.

Dated\_

2/17/24

Job No. 4203-23AT-Chase Road

Scott A. England P.S.

Ohio Registered Surveyor #7452

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

FFB 1 4 2024

Jill Davidson Athens County Auditor

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Athens County
ENGINEER'S OFFICE
BY: Terror halle

Description Checked for

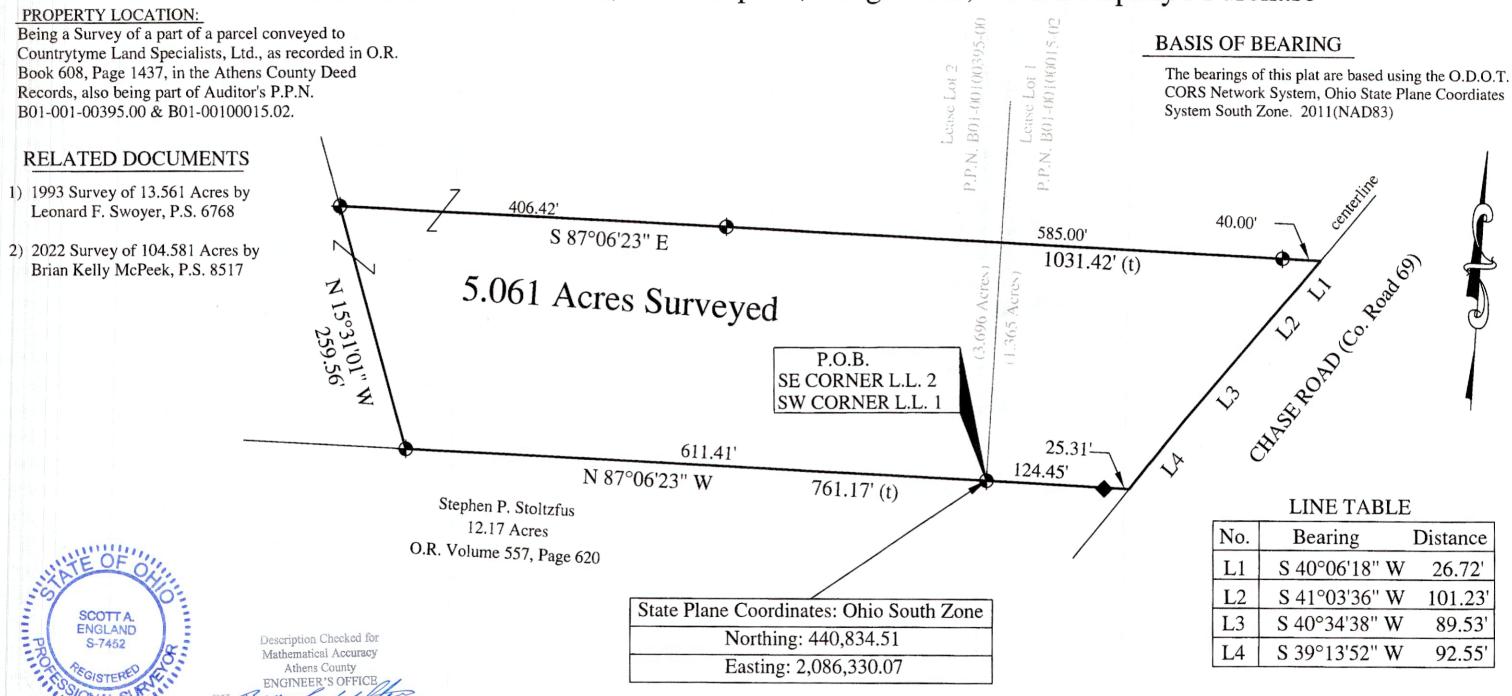
Mathematical Accuracy

SCOTT A.
ENGLAND
S-7452

PEG/STERED
SOLONAL SUR

# Plat of Survey

Township of Alexander, County of Athens, State of Ohio, pt. Lease Lot 1 and Lease Lot 2 in Section 2, Township 8N, Range 14W, Ohio Company's Purchase



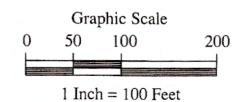
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 2/13/14

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

## LEGEND

- ◆ 5/8" o.d. Iron Pin Found capped "McPeek"
- 5/8" o.d. x 30" Iron Pin set w/red cap stamped "S.A. England # S-7452"



### PREPARED BY:

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