



S.A. ENGLAND SURVEYING
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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 **PRINCIPLE PLACE OF BEGINNING** 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) **S 39°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 Stoltzfus;

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 "McPeck" 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 2/12/24

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

FEB 14 2024

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Perennial Wilton
 DATE: 2/14/24

Jill Davidson
 Athens County Auditor

