



S.A. ENGLAND SURVEYING
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Legal Description
9.165 Acres
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 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) 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 a 5/8" o.d. iron pin found marking the Southeast corner of Least Lot 4 in Section 2, also being the Southwest corner of Lease Lot 2 in Section 2, and being on the North line of Lease Lot 3 in Section 1, being the Southeast corner of a 22.39 Acre parcel conveyed to Timothy A. Smith, II, as recorded in O.R. Volume 595, Page 221, also being the Southwest corner of said 61.66 Acre parcel;

Thence, N 03°33'26" E 163.22 feet with the East line of Lease Lot 4 in Section 2 and said parcel conveyed to Smith, the same being the West line of Lease Lot 2 in Section 2 and said 61.66 Acre parcel, to the centerline of McGrath Road (Twp. Road 50), and passing over an iron pin found capped "McPeek" at 150.31 feet;

Thence, N 03°34'40" E 714.87 feet leaving McGrath Road with the East line of Lease Lot 4 in Section 2 and said parcel conveyed to Smith, the same being the West line of Lease Lot 2 in Section 2 and said 61.66 acre parcel, to a 5/8" o.d. iron pin found capped "McPeek" marking the Southwest corner of a parcel conveyed to Portia Yiamoutiannis, Trustee, as recorded in O.R. Volume 583, Page 1744, and passing over a 5/8" o.d. iron pin found capped "McPeek" at 12.52 feet;

Thence, N 03°32'23" E 830.83 feet continuing with the West line of Lease Lot 2 in Section 1 and said 61.66 Acre parcel, the same being the east line of said parcel conveyed to Yiamoutiannis, to a 5/8" o.d. iron pin found capped "McPeek" at the Southwest corner of a parcel conveyed to Jeffrey & Rhonda Hart, as recorded in Deed Book 458, Page 227;

Thence, S 85°39'23" E 475.00 feet with the North line of said 61.66 Acre parcel, the same being the South line of said parcel conveyed to Hart, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **9.165 Acre** parcel herein to be described;

Thence, S 85°39'23" E 589.57 feet continuing with the North line of said 61.66 Acre parcel, the same being the South line of said parcel conveyed to Hart, to an iron pin set marking the Northwest corner of an 11.672 Acre parcel conveyed to William Rowe Dix, III & Karin Stacy Hall, as recorded in O.R. Volume 610, Page 614;

Thence, S 05°53'05" W 966.20 feet with the West line of said 11.672 Acre parcel, to a point in the centerline of McGrath Road (Twp. Road 50), and passing over an iron pin set at 936.20 feet;

Thence with the centerline of McGrath Road with a curve to the left (Radius = 255.05 feet, Delta Angle = 19°46'22", Arc Length 77.66) with a chord bearing S 45°36'58" W 77.28 feet to a point;

Thence leaving the centerline of McGrath Road across said 61.66 Acre parcel, with the following two (2) courses and distances:

- 1) N 89°02'42" W 140.00 feet to a point, and passing over an iron pin set at 30.00 feet;;
- 2) N 15°31'01" W 1097.49 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains **9.165 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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.

Dated 2/21/24

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



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

MAR 01 2024

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 3/1/24

Plat of Survey
 Township of Alexander, County of Athens, State of Ohio, part Lease Lot 1 & Lease Lot 2 in Section 2
 and part Lease Lot 3 in Section 1, Township 8N, Range 14W, of the Ohio Company Purchase

PROPERTY LOCATION:

Being a Survey of a part of 3 Parcels conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 608, Page 1437, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100395-00, P.P.N. B01-00100394-01, and P.P.N. B01-00100015-02.

BASIS OF BEARING

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

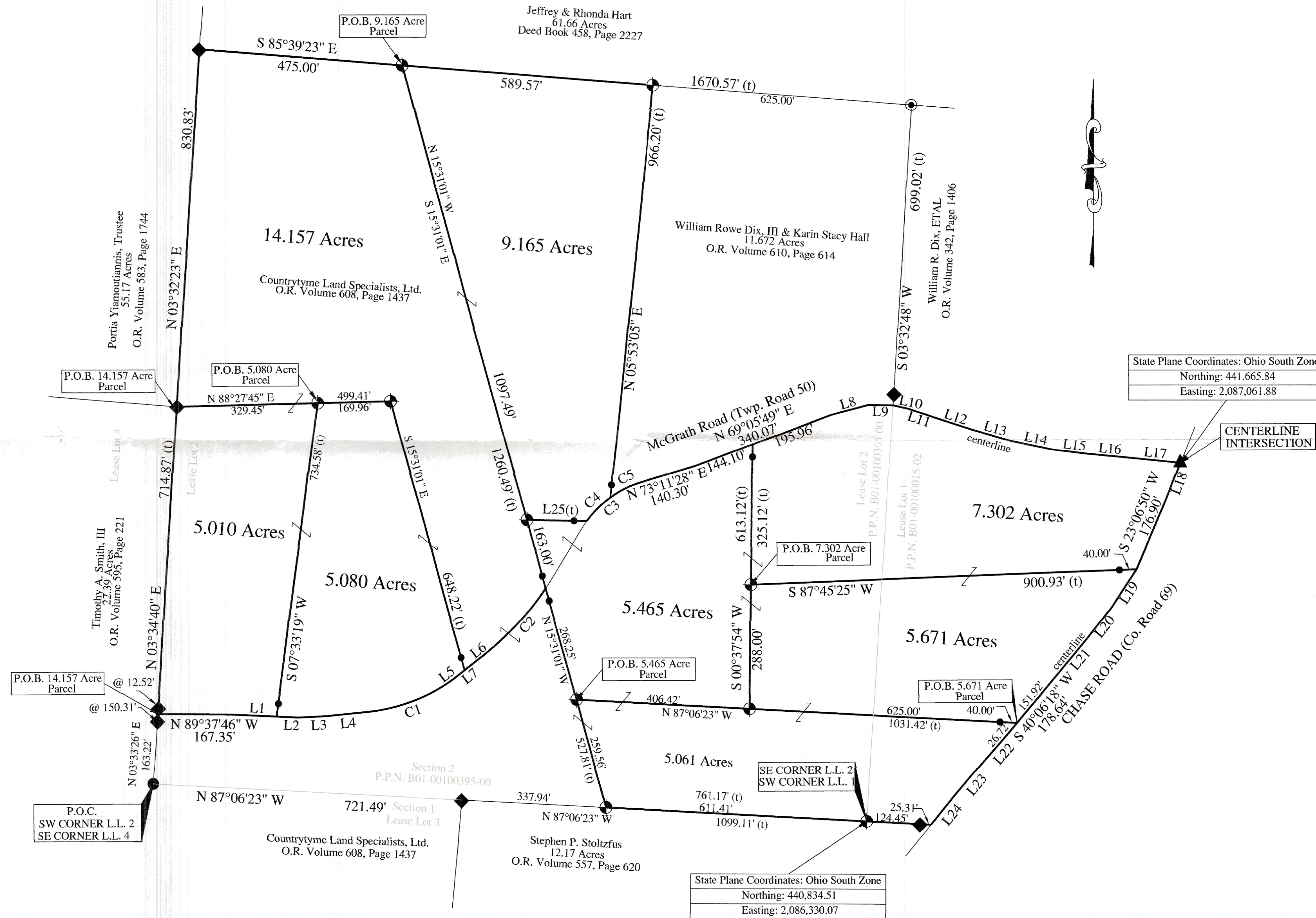
ACREAGE BREAKDOWN

2.058 Acres from P.P.N. B01-00100395-00
 3.613 Acres from P.P.N. B01-00100015-02
 5.671 Acres TOTAL

2.721 Acres from P.P.N. B01-00100395-00
 4.581 Acres from P.P.N. B01-00100015-02
 7.302 Acres TOTAL

CURVE TABLE				
No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	231.27'	416.29'	31°49'54"	S 70°21'18" W 228.31'
C2	206.70'	676.05'	17°31'04"	S 42°43'17" W 205.89'
C3	149.89'	255.05'	33°40'20"	N 53°44'21" E 147.74'
C4	77.58'	255.05'	17°25'40"	S 45°36'58" W 77.28'
C5	72.38'	255.05'	18°25'38"	N 62°27'15" E 72.07'

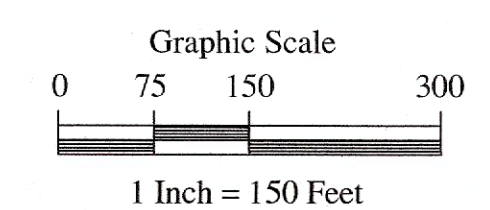
LINE TABLE		
No.	Bearing	Distance
L1	N 87°30'11" W	110.13'
L2	N 87°30'11" W	50.00'
L3	S 87°10'30" W	66.15'
L4	S 84°08'04" W	80.83'
L5	S 52°11'32" W	36.00'
L6	S 52°11'32" W	63.05'
L7	N 52°11'32" E	99.05'
L8	N 75°04'13" E	88.90'
L9	S 89°24'20" E	58.29'
L10	S 77°23'09" E	36.99'
L11	S 71°25'11" E	63.05'
L12	S 72°20'09" E	94.85'
L13	S 73°45'42" E	95.39'
L14	S 78°13'45" E	98.12'
L15	S 83°04'42" E	81.62'
L16	S 84°45'12" E	84.60'
L17	S 84°19'17" E	133.45'
L18	S 21°17'24" W	91.16'
L19	S 33°28'46" W	109.46'
L20	S 38°44'43" W	82.02'
L21	S 39°53'02" W	108.59'
L22	S 41°03'36" W	101.23'
L23	S 40°34'38" W	89.53'
L24	S 39°11'52" W	92.55'
L25	N 89°02'42" W	140.00'



- RELATED DOCUMENTS**
- 1993 Survey of 13.561 Acres by Leonard F. Swoyer, P.S. 6768
 - 2022 Survey of 104.581 Acres by Brian Kelly McPeck, P.S. 8517

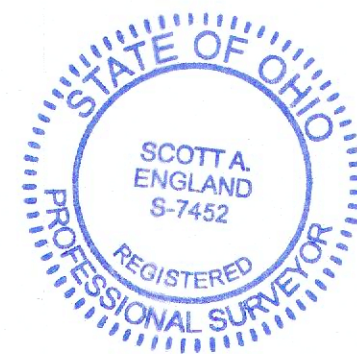
LEGEND

- - Iron Pin Set @ 30.00' from centerline
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- ⊕ - Iron Pin Set @ 30.00' from centerline
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- ▲ - Mag Nail Set
- ◆ - Stone Found
- ◆ - 5/8" o.d. Iron Pin Found capped "McPeck"
- - 5/8" o.d. Iron Pin Found (no cap)



PREPARED BY:
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 Professional Land Surveying
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Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Scott A. England*
 DATE: 3/1/24



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 2/19/24
 Scott A. England, P.S.
 Ohio Registered Surveyor #7452