

S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description 14.157 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 set 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, being the **PRINCIPLE PLACE OF BEGINNING** of the 14.157 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found capped "McPeek" at 12.51 feet;

Thence, N 03°32'23" E 830.83 feet continuing with the East line of Lease Lot 4 in Section 2 and said parcel conveyed to Yiamoutiannis, the same being the West line of said 61.66 Acre parcel and Lease Lot 2 in Section 2, to a 5/8" o.d. iron pin found capped "McPeek" marking the Southwest corner of a parcel conveyed to Jeffrey & Rhonda Hart, as recorded in Deed Book 458, Page 2227;

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;

Thence, S 15°31'01" E 1260.49 feet with a line across said 61.66 Acre parcel, to a point in the centerline of McGrath Road, and passing over iron pins set at 1097.49 feet and 1230.49 feet;

Thence with the centerline of McGrath Road with the following two (2) courses and distances:

- 1) With a curve to the right (Radius = 676.05 feet, Delta Angle = 17°31'04", Arc Length 206.70 feet) with a chord bearing S 42°43'17" W 205.89 feet to a point;
- 2) S 52°11'32" W 63.05 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 15°31'01" W 648.22 feet to a point, and passing over an iron pin set at 30.00 feet;
- 2) S 88°27'45" W 499.41 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 169.96 feet.



S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Said parcel as surveyed contains **14.157 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 2/28/24



Job No. 4203-23AT-Tract14

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

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



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

MAR 01 2024

Jill Davidson
 Athens County Auditor

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)

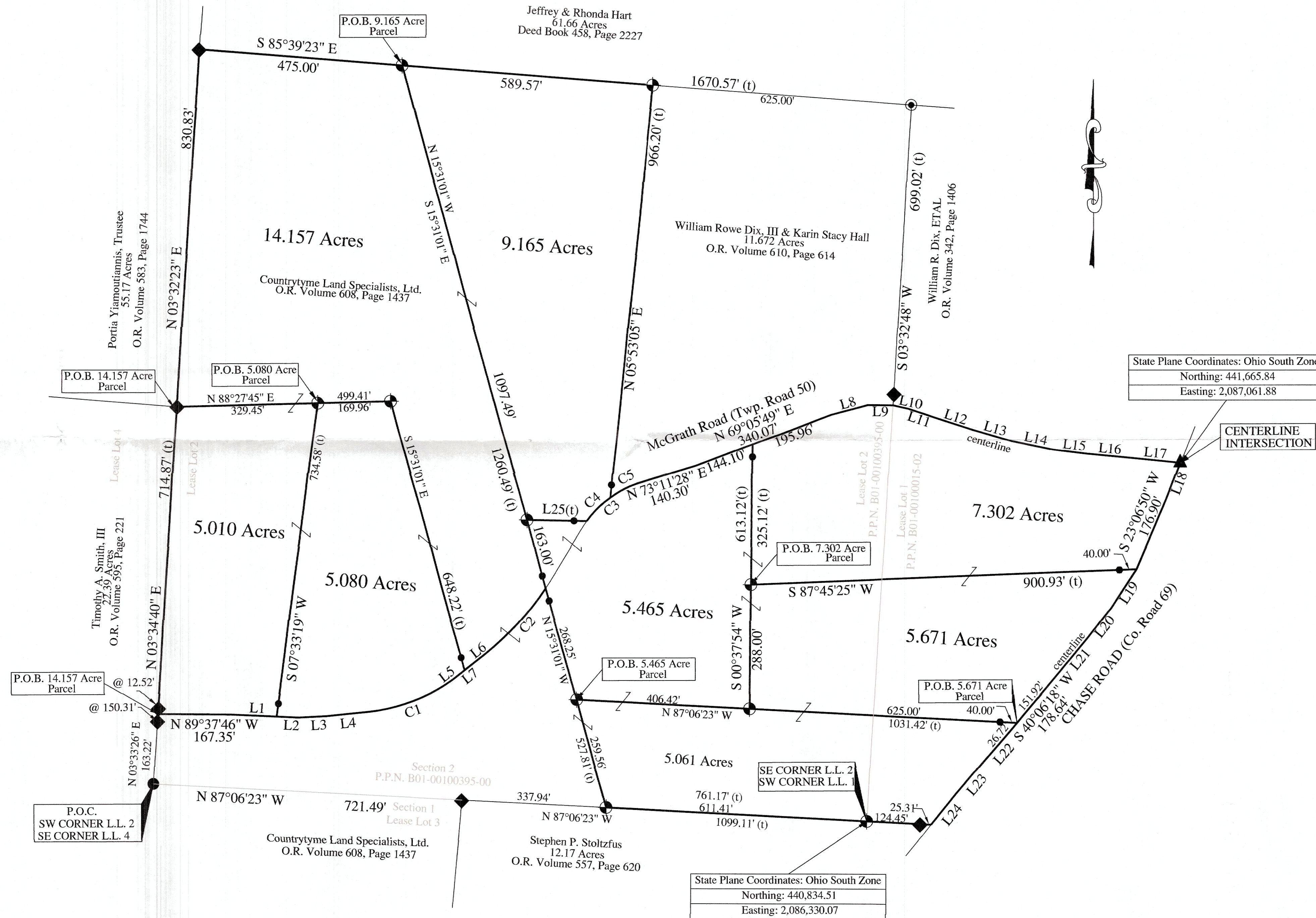
ACREAGE BREAKDOWN

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'

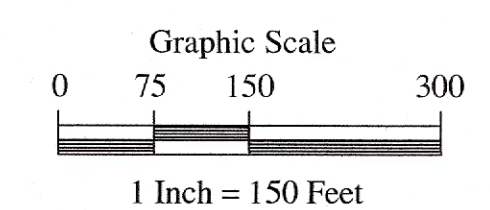
LINE TABLE		
No.	Bearing	Distance
L1	N 87°30'11" W	110.13'
L2	N 87°30'11" W	50.00'
L3	S 87°10'30" W	66.15'
L4	S 84°08'04" W	80.83'
L5	S 52°11'32" W	36.00'
L6	S 52°11'32" W	63.05'
L7	N 52°11'32" E	99.05'
L8	N 75°04'13" E	88.90'
L9	S 89°24'20" E	58.29'
L10	S 77°23'09" E	36.99'
L11	S 71°25'11" E	63.05'
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

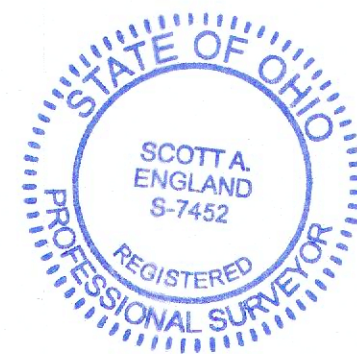
LEGEND

- - 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:
 S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008
 PHONE: 740-323-0644
 email: saengland@surveyohio.com

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