



S.A. ENGLAND SURVEYING
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Legal Description
Tract 1: 22.434 Acres
Part Zion Ventures, LLC Parcel: O.R. Book 611, Page 2435

Situated in the Township of Alexander, County of Athens, State of Ohio, and being part of Lot 1 in Section 31, Township 8N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 60.641 Acre parcel (per T.D.) conveyed to Zion Ventures, LLC, as recorded in O.R. Book 611, Page 2435, in the Athens County Deed Records, also being part of Auditor's P.P.N. B01-001008800, and further described as follows;

Commencing at a point marking the Northeast corner of Lot 2 and the Northwest corner of Lot 1, being on the North line of a 61.29 Acre parcel conveyed to Justin M. Smith, as recorded in O.R. Book 47, Page 858, also being on the South line of a parcel conveyed to Amvets Post #93, as recorded in O.R. Book 178, Page 368;

Thence, S 04°06'30" W 367.94 feet with the West line of said Lot 1, also being the East line of said Lot 2 across said parcel conveyed to Smith, to a mag nail set in the centerline of Setty Road marking the Northwest corner of said parcel conveyed to Zion Ventures, LLC, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 22.434 Acre parcel herein to be described;

Thence, N 34°09'21" E 75.35 feet with the centerline of Setty Road, to a point;

Thence leaving Setty Road with a line across said parcel conveyed to Zion Ventures, LLC, with the following three (3) courses and distances:

- 1) S 29°12'45" E 460.67 feet to an iron pin set, and passing over an iron pin set at 40.78 feet;
- 2) S 85°40'23" E 394.81 feet to an iron pin set;
- 3) S 09°06'49" E 457.19 feet to a 5/8" o.d. iron pin found capped "Highland" marking the Northwest corner of ^{SE} a 13.959 Acre parcel conveyed to Frank F. Kraft, ETAL, as recorded in O.R. Book 340, Page 547, and passing over an iron pin set at 272.41 feet;

Thence, S 06°54'55" W 766.94 feet with the East line of said parcel conveyed to Zion Ventures, LLC, also being the West line of said parcel conveyed to Kraft, ETAL, to a 5/8" o.d. iron pin found (no cap) at the Northeast corner of a 13.60 Acre parcel conveyed to DF & EEF, as recorded in O.R. Book 521, Page 283, and passing over a 5/8" o.d. iron pin found capped "Highland" at 59.80 feet;

Thence, N 84°54'01" W 752.72 feet with the South line of said parcel conveyed to Zion Ventures, LLC, also being the North line of said parcel conveyed to DF & EEF, to a 5/8" o.d. iron pin found capped "Branner" at the Southeast corner of said parcel conveyed to Smith;

Thence, N 04°06'30" E 1519.28 feet with the West line of said parcel conveyed to Zion Ventures, LLC, also being the East line of said parcel conveyed to Smith, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 1489.28 feet, and containing 22.434 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 May of 2024.

Dated 6/18/24

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

Job No. 4298-24AT-Tract1

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 6/20/24



JUN 26 2024

Jill Davidson
 Athens County Auditor

Plat of Survey

Township of Alexander, County of Athens, State of Ohio, part Farm Lot 1 in Section 25 & 31, Township 8N, Range 14W

RELATED DOCUMENTS

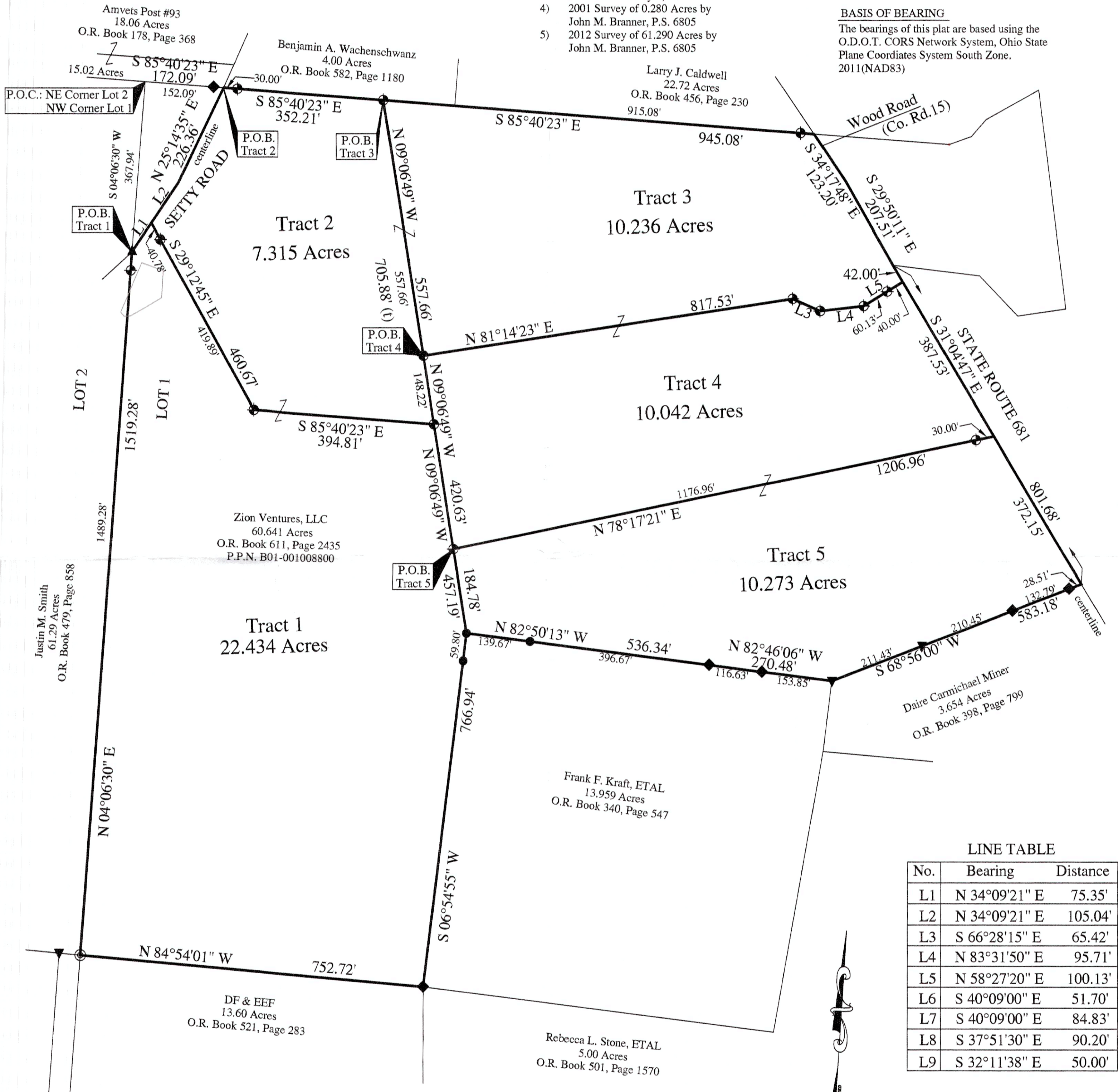
- 1) 2004 Survey of 13.959 Acres by Kenneth Highland, P.S. 7582
- 2) 1989 Survey of 5.00 Acres by John M. Branner, P.S. 6805
- 3) 1992 Survey of 5.218 Acres by Leonard F. Swoyer, Jr.
- 4) 2001 Survey of 0.280 Acres by John M. Branner, P.S. 6805
- 5) 2012 Survey of 61.290 Acres by John M. Branner, P.S. 6805

PROPERTY LOCATION:

Being a Survey of a part of a 60.641 Acre parcel conveyed to Zion Ventures, LLC, as recorded in O.R. Book 611, Page 2435, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-0010088000.

BASIS OF BEARING

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

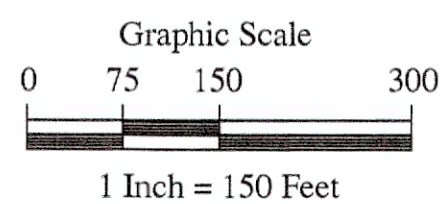


LINE TABLE

No.	Bearing	Distance
L1	N 34°09'21" E	75.35'
L2	N 34°09'21" E	105.04'
L3	S 66°28'15" E	65.42'
L4	N 83°31'50" E	95.71'
L5	N 58°27'20" E	100.13'
L6	S 40°09'00" E	51.70'
L7	S 40°09'00" E	84.83'
L8	S 37°51'30" E	90.20'
L9	S 32°11'38" E	50.00'

LEGEND

- ▲ - Mag Nail Set
- - Stone Found
- ⊙ - 5/8" o.d. Iron Pin Found capped "Branner"
- ▼ - 5/8" o.d. Iron Pin Found capped "Swoyer"
- - 5/8" o.d. Iron Pin Found capped "Highland"
- ◆ - 5/8" o.d. Iron Pin Found capped (no cap)
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 6/20/24

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 6/12/24
Scott A. England, P.S.
Ohio Registered Surveyor #7452

PREPARED BY:

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