

S.A. ENGLAND SURVEYING

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



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Legal Description 48.795 Acres

All of Tract Two of James W. Conrath Parcel: O.R. Book 554, Page 1809

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 118 in Section 25, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of Tract Two conveyed to James W. Conrath, as recorded in O.R. Book 553, Page 1809, in the Athens County Deed Records, also being part of Auditor's P.P.N. A0100100407-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found marking the Northwest corner of Carl Conrath Subdivision, as recorded in Plat Envelope 480-A, in the Athens County Plat Records, also being the Southwest corner of a parcel conveyed to Mary Lou Ramsey, as recorded in O.R. Book 421, page 1073, and being the **PRINCIPLE PLACE OF BEGINNING** of the 48.795 Acre parcel herein to be described;

Thence with the boundary of Carl Conrath Subdivision, with the following three (3) courses and distances;

- 1) S 57°46'15" W 406.83 feet to an iron pin set;
- 2) S 41°27'15" W 143.25 feet to an iron pin set;
- 3) S 17°40'15" E 118.57 feet to an iron pin set on the Northline of a parcel conveyed to Gary L. Rothwell, as recorded in O.R. Book 73, Page 937;

Thence, N 86°39'48" W 329.56 feet with the North line of said parcel conveyed to Rothwell, to an iron pin set;

Thence, S 04°01'28" W 615.44 feet with the West line of said parcel conveyed to Rothwell, and extending along the West line of a parcel conveyed to Sandra Whitmore, as recorded in O.R. Book 120, Page 179, to a stone found, and passing over a stone found at 373.93 feet;

Thence, N 86°02'30" W 1495.23 feet with the North line of said parcel conveyed to Whitmore, and extending along the North line of a parcel conveyed to Miranda Roth, Trustee, as recorded in O.R. Book 606, Page 524, to a 5/8" o.d. iron pin found marking the Southeast corner of a parcel conveyed to Sugarbush Valley, LLC, as recorded in O.R. Book 487, Page 1875;

Thence, N 03°07'21" E 403.29 feet with the East line of said parcel conveyed to Sugarbush Valley, LLC, to a mag nail found in a tree root marking the Southwest corner of a 14.738 Acre parcel conveyed to Happy Valley Estates, as recorded in O.R. Book 569, Page 2673;

Thence with the boundary of said parcel conveyed to Happy Valley Estates, with the following four (4) courses and distances:

- 1) N 49°01'50" E 259.55 feet to a 5/8" o.d. iron pin found capped "Foster"
- 2) S 85°12'28" E 343.51 feet to a 5/8" o.d. iron pin found capped "Foster"
- 3) N 71°16'45" E 245.92 feet to a 5/8" o.d. iron pin found capped "Foster"
- 4) N 00°56'15" E 621.64 feet to an axle found at the Southwest corner of a 0.62 Acre parcel conveyed to James W. Conrath, as recorded in O.R. Volume 554, Page 1809;

Thence, S 84°10'45" E 130.17 feet with the South line of said 0.62 Acre parcel, to a 5/8" o.d. iron pin found marking the Southwest corner of a 0.92 Acre parcel conveyed to James W. Conrath, as recorded in O.R. Volume 554, Page 1809;

Thence, S 84°22'57" E 200.00 feet with the South line of said 0.92 Acre parcel, to an axle found marking the Southwest corner of a parcel conveyed to Joy L. Cooper, ETAL, as recorded in OR. Book 504, Page 2573;



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Thence with the boundary of said parcel conveyed to Joy L. Cooper, ETAL, with the following two (2) courses and distances:

- 1) S 86°01'17" E 199.88 feet to a 5/8" o.d. iron pin found;
- 2) N 03°54'43" E 200.00 feet to a mag spike set in the centerline of Baker Road (Co.Road 10), and passing over an axle found at 170.55 feet;

Thence with the centerline of Baker Road, with the following three (3) courses and distances:

- 1) N 85°57'20" E 70.47 feet to a point;
- 2) N 77°51'31" E 109.31 feet to a point;
- 3) N 69°09'35" E 70.29 feet to a mag spike set on the West line of a parcel conveyed to Athens County Board of Commissioners, as recorded in O.R. Book 334, Page 683;

Thence leaving Baker Road with the boundary of said parcel conveyed to Athens County Board of Commissioners, with the following three (3) courses and distances:

- 1) S 24°56'12" E 45.00 feet to an iron pin set;
- 2) With a cure to the right (Radius = 773.51 feet, Delta Angle 32°08'40", Arc Length 433.96 feet) with a chord bearing N 80°55'51" E 428.29 feet to an iron pin set;
- 3) S 82°45'18" E 440.95 feet to an iron pin set on the West line of a parcel conveyed to Athens County Board of Commissioners, as recorded in O.R. Book 327, Page 161;

Thence with the boundary of said parcel conveyed to Athens County Board of Commissioners, with the following two (2) courses and distances:

- 1) S 60°47'13" E 120.88 feet to an iron pin set;
- 2) S 32°53'38" E 130.16 feet to a mag spike set in Radford Road marking the Northeast corner of a parcel conveyed to M. David L'Heureaux, as recorded in Book 419, Page 2437;

Thence with the boundary of said parcel conveyed to L'Heureaux, with the following two (2) courses and distances:

- 1) S 68°59'07" W 195.86 feet to an iron pin set;
- 2) S 00°48'11" W 133.38 feet to an iron pin set;

Thence, S 57°46'15" W 226.68 feet continuing with the boundary of said parcel conveyed to L'Heuraux and extending along the West line of said parcel conveyed to Ramsey, to the PRINCIPLE PLACE OF BEGINNING, and containing 48.795 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 Coordinates South Zone. 2011(NAD83).

All iron pins set and previously set are 5/8" x 30" rebar 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 September of 2023.

Dated 10/9/23

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

Job No. 4166-23AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 10/10/23



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

OCT 10 2023

Jill Davidson
 Athens County Auditor

Plat of Survey
Township of Athens, County of Athens, State of Ohio, part
Lease Lot 118, Section 25, Township 9N, Range 14W.

PROPERTY LOCATION:

Being a Survey of Tract Two conveyed to James W. Conrath, as recorded in O.R. Book 554, Page 1809, in the Athens County Deed Records, and being all of Auditor's P.P.N. A01-00100407-00.

BASIS OF BEARING

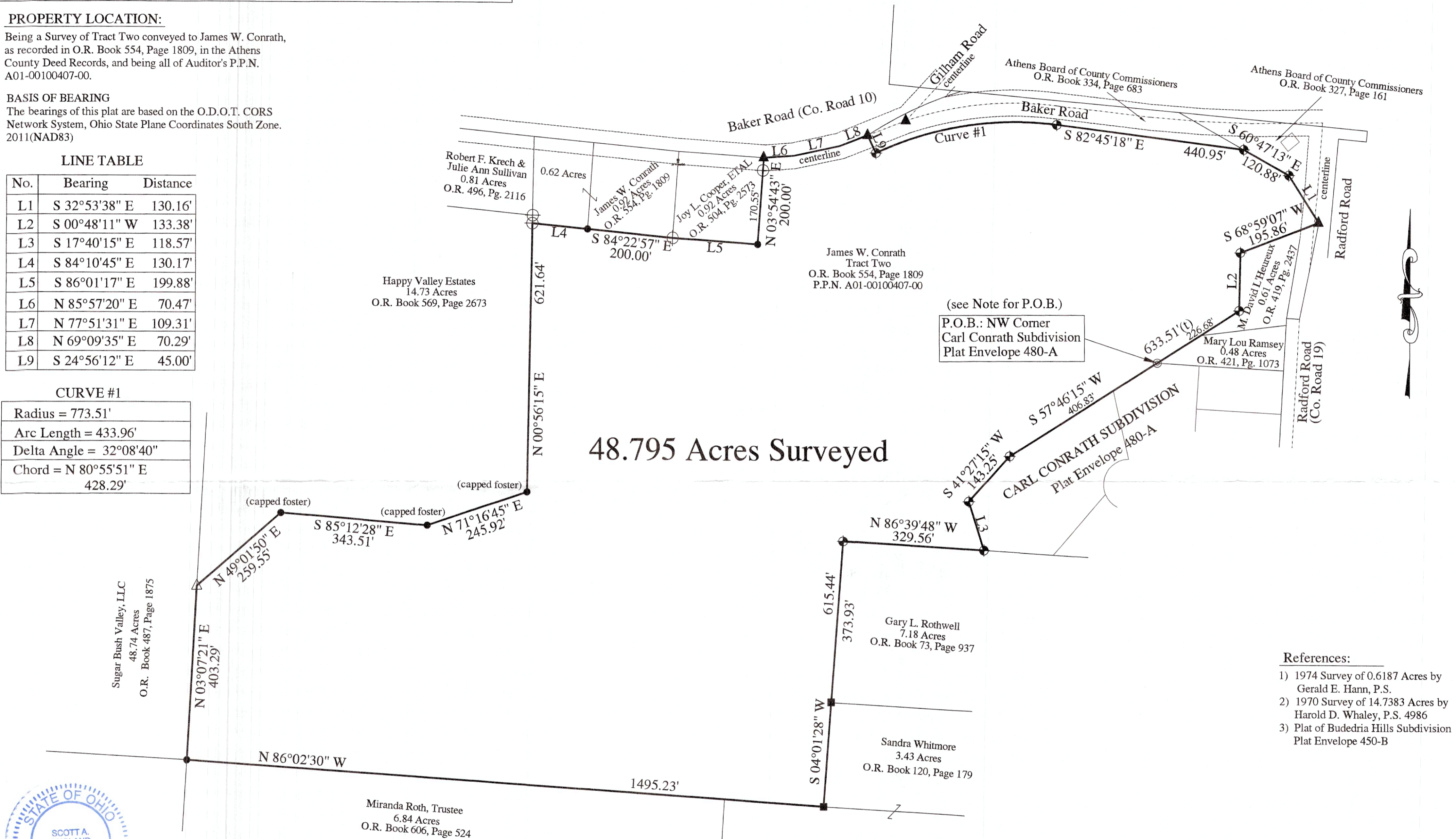
The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

LINE TABLE

No.	Bearing	Distance
L1	S 32°53'38" E	130.16'
L2	S 00°48'11" W	133.38'
L3	S 17°40'15" E	118.57'
L4	S 84°10'45" E	130.17'
L5	S 86°01'17" E	199.88'
L6	N 85°57'20" E	70.47'
L7	N 77°51'31" E	109.31'
L8	N 69°09'35" E	70.29'
L9	S 24°56'12" E	45.00'

CURVE #1

Radius = 773.51'
Arc Length = 433.96'
Delta Angle = 32°08'40"
Chord = N 80°55'51" E 428.29'



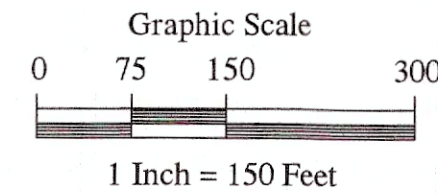
48.795 Acres Surveyed

- References:**
- 1) 1974 Survey of 0.6187 Acres by Gerald E. Hann, P.S.
 - 2) 1970 Survey of 14.7383 Acres by Harold D. Whaley, P.S. 4986
 - 3) Plat of Budedria Hills Subdivision Plat Envelope 450-B



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 10/9/13
 Scott A. England, P.S.
 Ohio Registered Surveyor #7452



note for P.O.B.

State Plane Coordinates: Ohio South Zone
Northing: 473,026.86
Easting: 2,066,752.42

LEGEND

- △ - Mag Nail Found in tree root
- - Stone Found w/scribed 'X'
- ⊕ - Axle Found
- ▲ - Mag Spike Set
- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
- ⊗ - 3/4" o.d. Iron Pipe Found
- ◆ - 1" o.d. Iron Pipe Found

Description Checked for Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: [Signature]
 DATE: 10/10/13

PREPARED BY:
 S.A. ENGLAND SURVEYING
 Professional Land Surveying
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