S.A. ENGLAND SURVEYING
Professional Land Surveying
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Legal Description
6.001 Acres
Part Zion Ventures, LLC Parcel: O.R. Book 621, Page 908

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Farm Lot 15 in Section 2, Township 9N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 16.8 Acre parcel conveyed to Zion Ventures, LLC, as recorded in O.R. Book 621, Page 908, in the Athens Couty Deed Records, also being part of Auditor's P.P.N. A010010013100, and further described as follows:

Commencing at a 1" o.d. iron pipe found on the East line of Farm Lot 15 at the Southwest corner of Farm Lot 14, also being the Northwest corner of Farm Lot 13, also being on the West line of a 5.285 Acre parcel conveyed to Solveig Overby, ETAL, as recorded in O.R. Book 587, Page 1396, being the Southeast corner of a 6.0 Acre parcel conveyed to Patricia B. Betz, as recorded in O.R. Book 315, Page 379, being the Northeast corner of said 16.8 Acre parcel conveyed to Zion Ventures, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **6.001 Acre** parcel herein to be described;

Thence, **S 01°41'51" W 120.95 feet** with the East line of Farm Lot 15 and said parcel conveyed to Zion Ventures, LLC, also being the West line of Farm Lot 13 and said parcel conveyed to Solveig Overby, ETAL, to an iron pin set;

Thence with a line across said parcel conveyed to Zion Ventures, LLC, of which this description is a part, with the following two (2) courses and distances:

1) **S 63°12'39" W 485.25 feet** to an iron pin set;
2) **N 77°07'33" W 556.86 feet** to a point in the centerline of Longview Heights Road on the West line thereof, and passing over an iron pin set at 526.86 feet;

Thence with the West line of said parcel conveyed to Zion Ventures, LLC, of which this description is a part, also being the centerline of Longview Heights Road, with the following three (3) courses and distances:

1) **N 18°25'20" E 127.02 feet** to a point;
2) **N 23°33'16" E 91.88 feet** to a point;
3) **N 26°48'41" E 59.53 feet** to a point marking the Northwest corner thereof, also being the Southwest corner of said parcel conveyed to Betz.

Thence, **S 87°13'57" E 876.92 feet** leaving Longview Heights Road and passing over an iron pin set at 30.00 feet with the North line of said parcel conveyed to Zion Ventures, LLC, of which this description is a part, also being the South line of said parcel conveyed to Betz, to the **PRINCIPLE PLACE OF BEGINNING,** and containing **6.001 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 March of 2025 and November of 2026.

Dated 11/7/26

Job No. 4429-26AT-6.001Ac

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

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

NOV 13 2026

Jill Davidson
Athens County Auditor

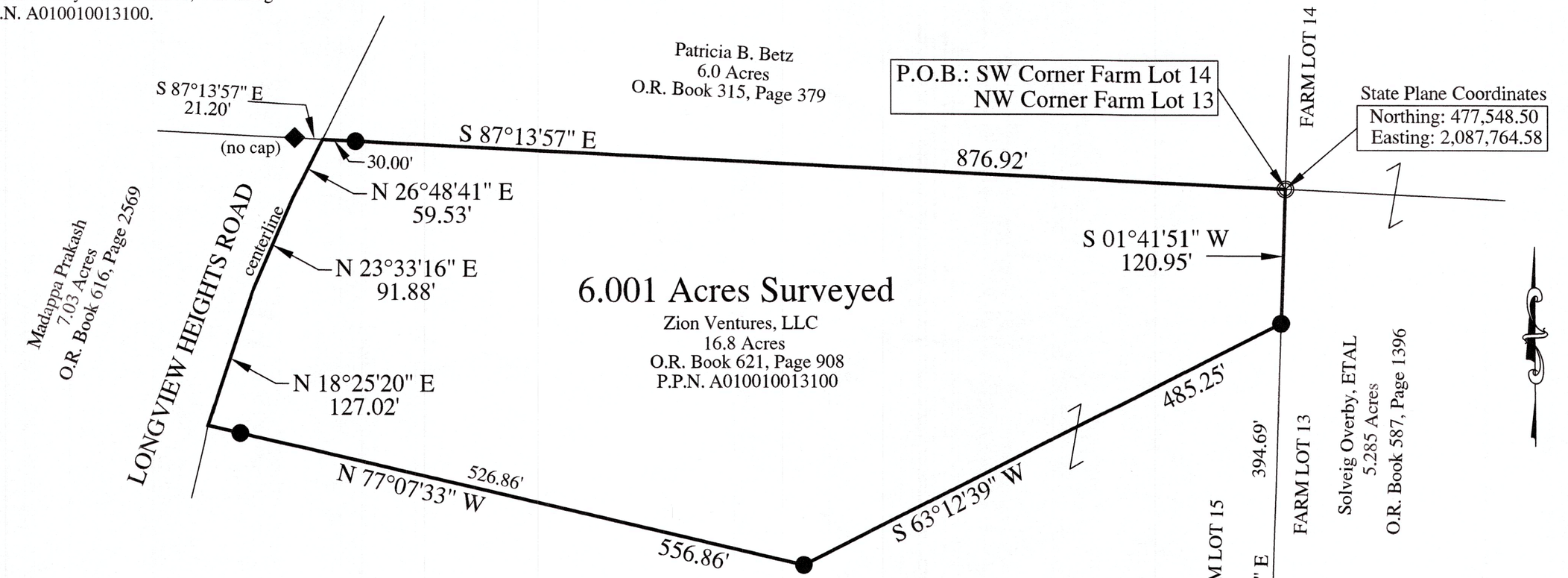
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY:
DATE: 11/13/26

STATE OF OHIO
SCOTT A. ENGLAND
S-7452
REGISTERED
PROFESSIONAL SURVEYOR

Plat of Survey

Township of Athens, County of Athens, State of Ohio, part
Farm Lot 15 in Section 2, Township 9N, Range 14W

PROPERTY LOCATION:
Being a Survey of a part of a 16.8 Acre parcel conveyed to Zion Ventures, LLC, as recorded in O.R. Book 621, Page 908, in the Athens County Deed Records, also being part of Auditor's P.P.N. A010010013100.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: _____
DATE: 11/13/26

STATE OF OHIO
SCOTT A. ENGLAND S-7452
REGISTERED PROFESSIONAL SURVEYOR

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

11/7/26
Date

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

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

RELATED DOCUMENTS
1) 1999 Survey of Tracts A-D by Leonard F. Swoyer, Jr. P.S. 6765
2) 1993 Survey of Tracts 1-4 by Leonard F. Swoyer, Jr. P.S. 6765
3) 2014 Survey of Tracts A & B by Gerald W. Bayha, P.S. 6139

LEGEND
- ● - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- ◎ - 1" o.d. Iron Pipe Found
- ◆ - 5/8" o.d. Iron Pin Found (cap noted)

PREPARED BY:
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Graphic Scale
0 50 100 200
1 Inch = 100 Feet