

## S.A. ENGLAND SURVEYING

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



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### Legal Description

**110.620 Acres**

### All of 0 Hinderson Road, Athens LLC: O.R. Book 467, Page 2105

Situated in the Township of Carthage, County of Athens, State of Ohio, and being a part of Section 12, Township 5N, Range 12W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of all of a parcel conveyed to 0 Hinderson Road, Athens LLC, as recorded in O.R. Book 467, Page 2105, in the Athens County Deed Records, and all of Auditor's P.P.N. F01-00100150-00, and further described as follows;

Commencing at a stone found w/'X' marking the Southwest corner of the Southeast Quarter of Section 12, also being the Southeast Corner of the Southwest Quarter of Section 12, being the Northeast corner of a 57 Acre parcel conveyed to Charles W. & Patricia K. Ball, as recorded in O.R. Book 490, Page 2404, being the Northwest corner of a 40.91 Acre parcel conveyed to Charles W. & Patricia K. Ball, as recorded in O.R. Book 490, Page 2404, also being on the North line of Section 11, and being the **PRINCIPLE PLACE OF BEGINNING** of the **110.620 Acre** parcel herein to be described;

Thence, **S 89°33'11" W 545.11 feet** with the South line of Section 12, the same being the North line of Section 11 and said 57 Acre parcel conveyed to Ball (O.R.490, Pg.2404), to an iron pin set marking the Southeast Corner of an 85.76 Acre parcel conveyed to Charles W. & Patricia K. Ball, as recorded in O.R. Book 490, Page 2404;

Thence, **N 00°01'12" W 1456.62 feet** with the East line of said 85.76 Acre parcel conveyed to Ball (O.R.490, Pg.2404) following an existing fence line, to an iron pin set at an angle point;

Thence, **N 42°57'53" W 376.07 feet** continuing with the East line of said 85.76 Acre parcel conveyed to Ball (O.R.490, Pg.2404), to an iron pin set marking the Southeast corner of a 40 Acre parcel conveyed to Jeffrey M. & Linda G. Brock, as recorded in O.R. Book 457, Page 1842;

Thence, **N 00°46'03" W 1320.00 feet** with the East line of said parcel conveyed to Brock (O.R.457, Pg.1842) following an existing fence line, to an iron pin set on the South line of a 73.26 Acre parcel conveyed to Donald G. Morris, ETAL, as recorded in O.R. Book 276, Page 1182, passing over an iron pin set at 705.79 feet, passing over a railroad spike set in the centerline of Henderson Road (Twp. Road 149) at 730.79 feet, and passing over an iron pin set at 755.79 feet respectively;

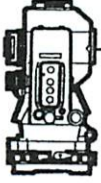
Thence, **S 88°56'21" E 773.66 feet** with the South line of said 73.26 Acre parcel conveyed to Morris (O.R.276, Pg.1182), to a 5/8" o.d. iron pin found on the North-South Half Section Line of Section 12;

Thence, **N 00°52'12" W 505.42 feet** with the North-South Half Section Line of Section 12, the same being the East line of said parcel conveyed to Morris (O.R.276, Pg.1182), to an iron pin set on an existing fence line marking the South line of a 73.86 Acre parcel conveyed to Dennis Keith Flowers, as recorded in O.R. Book 456, Page 2371;

Thence, **N 88°28'44" E 741.29 feet** with the South line of said 73.86 Acre parcel conveyed to Flowers (O.R.456, Pg.2371), following an existing fence line crossing over Sand Hill Road (Twp. Road 149) to the centerline of a creek marking the West boundary of a parcel conveyed to Roy E. & Elaine L. Hart, as recorded in O.R. Book 460, Page 674, and passing over a railroad spike set in the centerline of Sand Hill Road at 707.40 feet;

Thence following the centerline of said creek along the boundary of said parcel conveyed to Hart (O.R.460, Pg.674), with the following seventeen (17) courses and distances:

- 1) **S 18°43'08" W 94.27 feet** to an angle point;
- 2) **S 61°55'20" W 40.15 feet** crossing over Sand Hill Road to an angle point, and passing over a railroad spike set at 19.31 feet;
- 3) **S 07°37'18" W 127.21 feet** to an angle point;
- 4) **S 11°55'12" E 51.29 feet** to an angle point;
- 5) **S 04°11'21" W 197.36 feet** to an angle point;
- 6) **S 06°30'27" E 116.34 feet** to an angle point;
- 7) **S 29°25'02" E 82.96 feet** to an angle point;
- 8) **S 12°02'06" W 44.39 feet** to an angle point;



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- 9) S 82°47'48" E 72.63 feet to an angle point;
- 10) S 66°13'30" E 62.69 feet to an angle point;
- 11) S 62°37'29" E 74.23 feet to an angle point;
- 12) S 51°36'37" E 110.62 feet to an angle point;
- 13) S 83°40'07" E 156.31 feet to an angle point;
- 14) N 43°31'29" E 83.72 feet to a railroad spike set in the centerline of Sand Hill Road;
- 15) N 51°44'47" E 51.67 feet to an angle point;
- 16) N 87°48'39" E 134.00 feet to an angle point;
- 17) S 25°23'49" E 105.90 feet to an iron pin set on South edge of Sand Hill Road on the West line of a 50 Acre parcel conveyed to Thomas A. Reid, as recorded in O.R. Book 429, Page 1360;

Thence, S 00°11'04" W 440.00 feet with the West line of said parcel conveyed to Reid (O.R.429,Pg.1360), to an iron pin set on the Southeast pavement edge of Sandhill Road marking the Northeast corner of a parcel conveyed to Lynn Francisco, as recorded in O.R. Book 430, Page 1634;

Thence, S 89°33'25" W 660.00 feet following an existing fence line along the North line of said parcel conveyed to Francisco (O.R.430,Pg.1634), to an iron pin set marking the Northwest corner thereof;

Thence, S 00°11'04" W 2242.82 feet following an existing fence line along the West line of said parcel conveyed to Francisco (O.R.430,Pg.1634), to an iron pin set on the South line of Section 12, the same being the North line of Section 11 and said 40.91 Acre parcel conveyed to Ball (O.R.490, Pg.2404), passing over an iron pin set at 452.10 feet, passing over a railroad spike set at 477.10 feet, and passing over an iron pin set at 502.10 feet respectively;

Thence, S 89°33'11" W 691.94 feet with the South line of Section 12, the same being the North line of Section 11 and said parcel conveyed to Ball (O.R.490,Pg.2404), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **110.620 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the North-South Half Section Line of Section 12, as being N 00°52'12" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 July of 2015.

Dated 8/5/15

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

Job No. 2761-15AT Rev1

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: Brian M. Williams  
 DATE: 8/6/15



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Scott A. England  
DATE: 8/7/15

### Plat of Survey

Township of Carthage, County of Athens, State of Ohio, and being part of  
Section 12, Township 5N, Range 12W, of the Ohio Company's Purchase.

**PROPERTY LOCATION:**

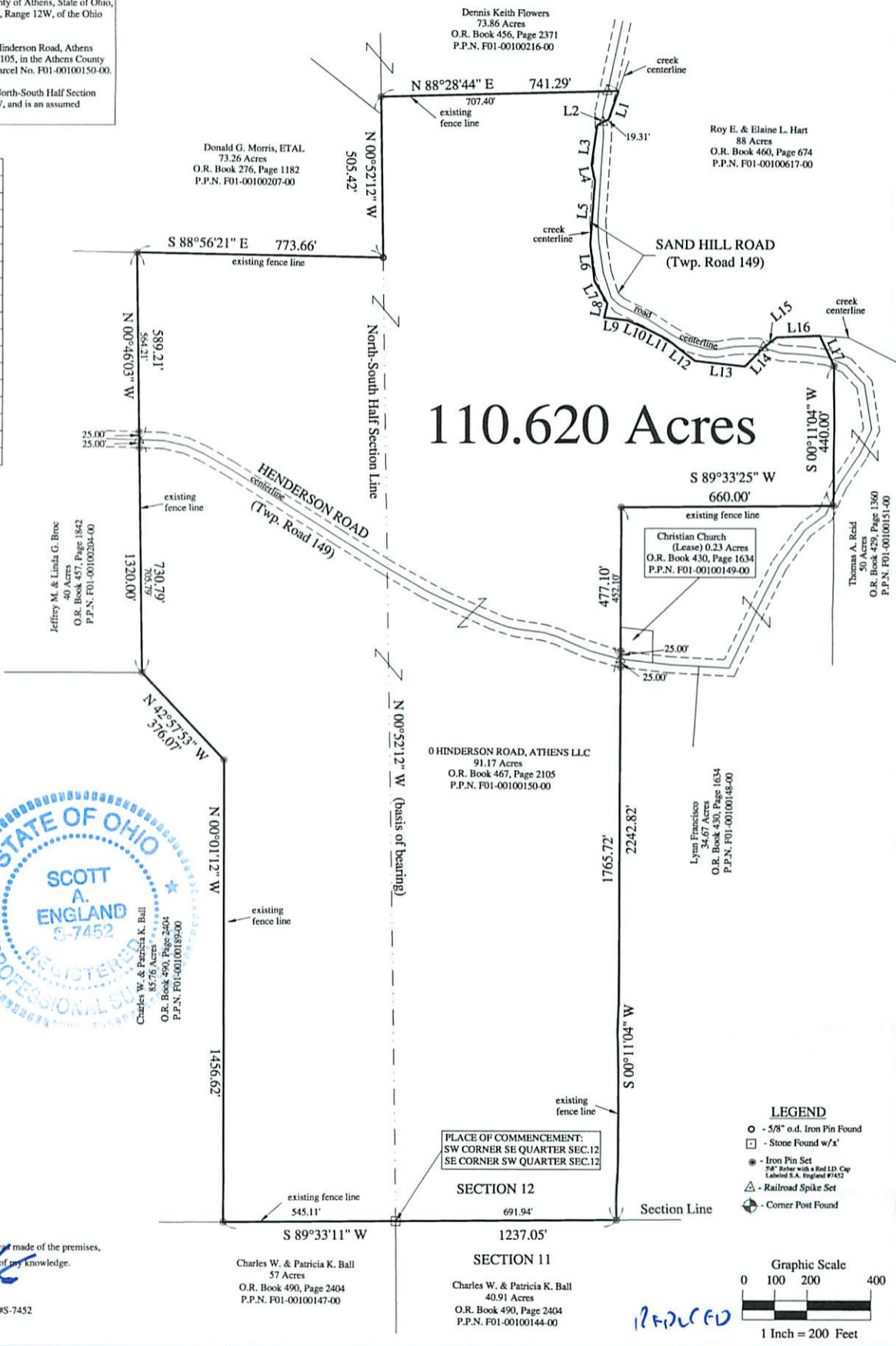
Situated in the Township of Carthage, County of Athens, State of Ohio, and being part of Section 12, Township 5N, Range 12W, of the Ohio Company's Purchase.

Being a Survey of a parcel conveyed to O Hinderson Road, Athens LLC, as recorded in O.R. Book 467, Page 2105, in the Athens County Deed Records, and being all of Auditor's Parcel No. F01-00100150-00.

The bearings of this plat are based on the North-South Half Section Line of Section 12, as being N 00°52'12" W, and is an assumed Meridian used to denote angles only.

**LINE TABLE**

No.	Bearing	Distance
L1	S 18°43'08" W	94.27'
L2	S 61°55'20" W	40.15'
L3	S 07°37'18" W	127.21'
L4	S 11°55'12" E	51.29'
L5	S 04°11'21" W	197.36'
L6	S 06°30'27" E	116.34'
L7	S 29°25'02" E	82.96'
L8	S 12°02'06" W	44.39'
L9	S 82°47'48" E	72.63'
L10	S 66°13'30" E	62.69'
L11	S 62°37'29" E	74.23'
L12	S 51°36'37" E	110.62'
L13	S 83°40'07" E	156.31'
L14	N 43°31'29" E	83.72'
L15	N 51°44'47" E	51.67'
L16	N 87°48'39" E	134.00'
L17	S 25°23'49" E	105.90'



PREPARED FOR:  
LARRY CONRATH REALTY  
Athens, Ohio

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
Phone: 740-323-0644  
WWW.SURVEYOHIO.COM

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

Date 8/5/15  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452