



S.A. ENGLAND SURVEYING
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Legal Description
5.000 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 566, page 2324

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 12, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 2324, in the Athens County Deed Records, and being part of Auditor's P.P.N. G010010019200, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of Section 12;

Thence, S 03°48'55" W 677.67 feet with the East line of Section 12, the same being the West line of Section 6, to a mag nail set in the pavement of Jacksonville Road (Co. Road 27) marking the Southeast corner of an 8.685 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 2324, also being the Northeast corner of said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part;

Thence, N 87°50'27" W 670.80 feet with the South line of said 8.685 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324), the same being the North line of said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part, to an iron pin set, being the PRINCIPLE PLACE OF BEGINNING of the 5.000 Acre parcel herein to be described, and passing over an iron pin set at 50.00 feet;

Thence, S 02°09'33" W 335.77 feet with a line across said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part, to an iron pin set on the South line thereof, also being on the North line of a 5.001 Acre parcel conveyed to Joseph A. & Deborah L. Elliott, as recorded in O.R. Book 317, Page 1457;

Thence, N 87°33'43" W 651.91 feet with the South line of said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part, the same being the North line of said 5.001 Acre parcel conveyed to Elliott (OR317,Pg.1457), and extending along the North line of a 1.04 Acre parcel conveyed to Joseph A. & Deborah L. Elliott, as recorded in O.R. Book 463, Page 782, to an iron pin set on the East line of a parcel conveyed to Joseph A. Elliott, as recorded in O.R. Book 86, Page 952, and passing over a 5/8" o.d. iron pin found at 150.79 feet;

Thence, N 03°02'09" E 339.14 feet with the West line of said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part, the same being the East line of said parcel conveyed to Elliott (OR86,Pg.952), to a railroad spike found in a gravel driveway marking the Southwest corner of a 2.00 Acre parcel conveyed to Joseph A. Elliott, as recorded in O.R. Book 86, Page 952);

Thence, S 86°17'20" E 240.00 feet with the North line of said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part, the same being the South line of said 2.00 Acre parcel conveyed to Elliott (OR86,Pg.952, to the Southwest corner of an 8.685 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324);

Thence, S 87°50'27" E 406.79 feet with the South line of said 8.685 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324), the same being the North line of said 10.157 Acre parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg.2324) of which this description is a part, to the PRINCIPLE PLACE OF BEGINNING, passing over a 5/8" o.d. iron pin found at 3.00 feet, and containing **5.000 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the East line of the Northeast Quarter of Section 12, as being S 03°48'55" 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 March of 2020, and June of 2020.

Dated 6/18/20

Job No. 3398-20AT-5.00Ac

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: Rebecca Williams
 DATE: 6/29/20



