

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brenda Williams*  
DATE: *4/14/16*



**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract 3: 48.967 Acres**  
**part Countrytyme Land, LLC Parcel: O.R. Book 517, Page 2091**

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of Section 25, Township 4N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 108.167 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 517, Page 2091, in the Athens County Deed Records, being part of Auditor's P.P.N. J01-00100308-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found w/cap stamped "O.D.O.T." located at 102.25 Left of centerline Station 41+000.000 of U.S. Route 33, as recorded on Plan No. ATH-33-40.981(25.46), sheets 1-13, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, and being the Northwest corner of a parcel conveyed to James L. Baschak, as recorded in O.R. Book 401, Page 1986, and being on the South line of a parcel conveyed to Keith & Linda Mullett, as recorded in O.R. Volume 497, Page 818: said pin bears S 86°44'52" E 363.78 from the Northwest corner of Section 25 (per O.D.O.T. Plan);

Thence, S 86°20'54" E 928.15 feet with the North line of Section 25, the same being the North line of said parcel conveyed to Bashak (O.R.401,Pg.1986), also being the South line of said parcel conveyed to Mullett (O.R.497,Pg.818), to an iron pin set marking the Northwest corner of said 108.167 Acre parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part;

Thence, S 86°20'54" E 1342.19 feet continuing with the North line of Section 25, the same being the South line of said parcel conveyed to Mullett (O.R.497,Pg.818), also being the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091), of which this description is a part and extending to a railroad spike set in the centerline of Grim Road, being on the North line of a 10.134 Acre parcel conveyed to Lawrence Fetty, as recorded in O.R. Book 370, Page 1872, and passing over a railroad spike set in the centerline of Possum Hollow Road (T.R.68)(40' Wide) at 1041.40 feet: said railroad spike bears N 86°20'54" W 47.68 feet from a stone found marking the Northeast corner of the Northwest Quarter of Section 25;

Thence following the centerline of Grim Road across said parcel conveyed to Fetty (O.R.370,Pg.1872), with the following two (2) courses and distances:

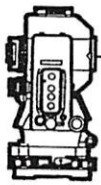
- 1) S 07°11'30" E 166.07 feet to an angle point;
- 2) S 15°40'38" E 135.01 feet to railroad spike set at the intersection of the centerlines of Possum Hollow Road and Grim Road, also being on the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 48.967 Acre parcel herein to be described;

Thence following the centerline of Possum Hollow Road, the same being the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, with the following four (4) courses and distances:

- 3) S 50°02'40" E 40.92 feet to an angle point;
- 4) S 54°01'55" E 138.42 feet to an angle point;
- 5) S 59°57'44" E 135.63 feet to an angle point;
- 6) S 67°44'41" E 64.21 feet to an angle point;

Thence leaving Possum Hollow Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, with the following three (3) courses and distances:

- 7) S 22°15'19" W 298.43 feet to an iron pin set, and passing over an iron pin set at 50.00 feet;
- 8) S 14°45'09" E 207.59 feet to an iron pin set;
- 9) S 85°50'08" E 70.00 feet to a 5/8" o.d. iron pin found on the boundary of a 39.150 Acre parcel conveyed to Jessica J. Wolfe & Josey R. Brendle, as recorded in O.R. Book 474, Page 1443



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, S 03°34'16" W 1232.53 feet with the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the West line of said parcel conveyed to Wolfe & Brendle (O.R.474, Pg.1443), to a 5/8" o.d. iron pin found marking the Northeast corner of a parcel conveyed to Robert & Julie Wagner, as recorded in O.R. Book 192, Page 820;

Thence, S 65°43'08" W 1381.75 feet with the South line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the North line of said parcel conveyed to Wagner (O.R.192,Pg.820), to an iron pin set on the North line of a parcel conveyed to The Grueser Company, LLC, as recorded in O.R. Book 451, Page 1327;

Thence, N 86°50'43" W 219.18 feet continuing with the South line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the North line of said parcel conveyed to The Grueser Company, LLC (O.R.451, Pg.1327), to a 5/8" o.d. iron pin found marking the Southeast corner of a 7.838 Acre parcel conveyed to The Grueser Company, LLC, as recorded in O.R. Book 451, Page 1327: said iron pin bears S 86°07'12" E 473.60 feet from a 3/4" o.d. iron pipe found w/cap stamped "O.D.O.T." marking Station 42+153.662/252.01' left;

Thence, N 02°27'11" E 680.20 feet with the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the East line of said parcel conveyed to The Grueser Company, LLC (O.R.451,Pg.1327), to an iron pin set marking the Northeast corner thereof, and being the Southeast corner of a parcel conveyed to The State of Ohio, as recorded in O.R. Book 490, Page 2404;

Thence, N 04°14'55" E 295.16 feet continuing with the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the East line of said parcel conveyed to The State of Ohio (O.R.490,Pg.2404) to an iron pin set;

Thence with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, with the following two (2) courses and distances:

- 10) N 54°13'46" E 850.00 feet to an iron pin set;
- 11) N 25°54'56" E 1108.81 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 1058.81 feet;

Said parcel as surveyed contains **48.967 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to the Limited Access Right of Way of U.S. Route 33 if applicable, as recorded on Plan No. ATH-33-40.981(25.46), sheets 1-13, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

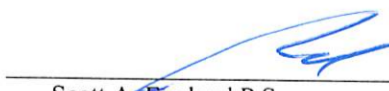
The bearings of the above description are based on the North line of Section 25, as being S 86°20'54" E, and is an assumed Meridian used to denote angles only.

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 from February of 2016 through March of 2016.

Dated 4/13/16

Job No. 2832-16AT-Tract3Rev1

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



# Plat of Survey

Township of Lodi, County of Athens, State of Ohio, and being part of Section 25, Township 4N, Range 13W, of the Ohio Company's Purchase.

**PROPERTY LOCATION:**

Situated in the Township of Lodi, County of Athens, State of Ohio, and being part of Section 25, Township 4N, Range 13W, of the Ohio Company's Purchase.

Being a Survey of a 108.167 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 517, Page 2091, in the Athens County Deed Records, and being all of Auditor's Parcel No. J01-00100308-00.

The bearings of this plat are based on the North Line of Section 25, as being S 86°20'54" E, and is an assumed Meridian used to denote angles only.

Note: All Right of Way Line along U.S. Route 33 as shown on this survey is Limited Access Right of Way.

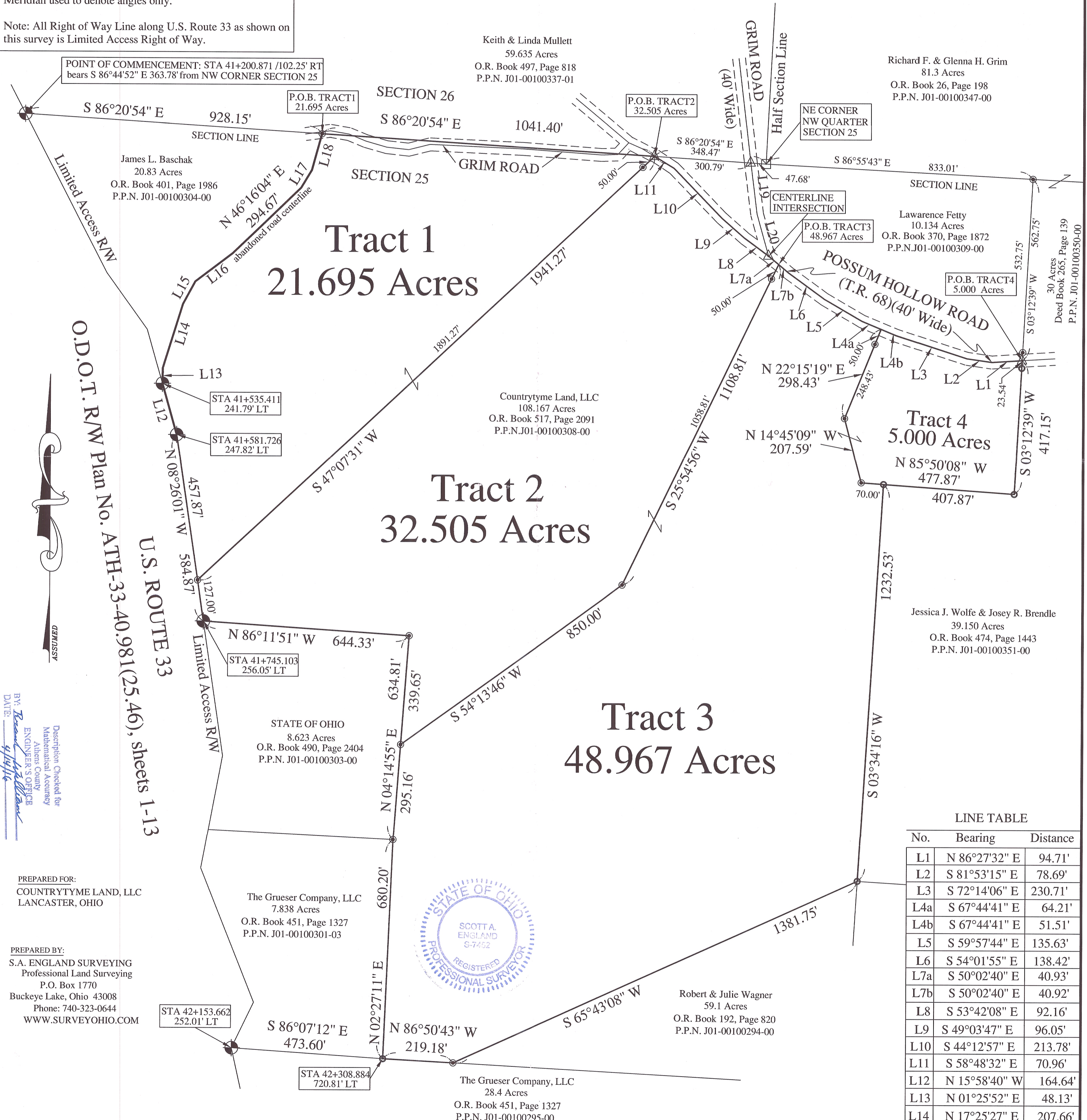
**RELATED DOCUMENTS**

- 1) O.D.O.T. R/W PLAN NO. ATH-33-40.981(25.46), sheets 1-13
- 2) 2010 SURVEY OF 39.150 ACRES BY ROBERT A. PRICE, P.S.
- 3) 2013 SURVEY OF 48.296 ACRES BY C. THOMAS SMITH, P.S.

**LEGEND**

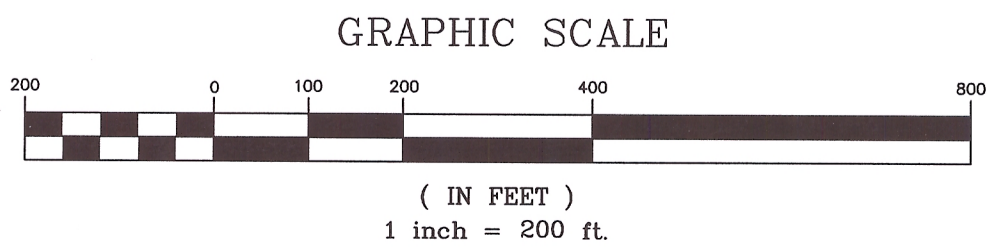
- 3/4" O.D. IRON PIPE FOUND W/CAP STAMPED "O.D.O.T."
- STONE FOUND
- RAILROAD SPIKE SET
- 5/8" O.D. IRON PIN FOUND
- 5/8" x 30" LONG REBAR W/RED CAP STAMPED "S.A.ENGLAND #7452"

NOTE: EASEMENTS NOT SHOWN



**LINE TABLE**

| No. | Bearing       | Distance |
|-----|---------------|----------|
| L1  | N 86°27'32" E | 94.71'   |
| L2  | S 81°53'15" E | 78.69'   |
| L3  | S 72°14'06" E | 230.71'  |
| L4a | S 67°44'41" E | 64.21'   |
| L4b | S 67°44'41" E | 51.51'   |
| L5  | S 59°57'44" E | 135.63'  |
| L6  | S 54°01'55" E | 138.42'  |
| L7a | S 50°02'40" E | 40.93'   |
| L7b | S 50°02'40" E | 40.92'   |
| L8  | S 53°42'08" E | 92.16'   |
| L9  | S 49°03'47" E | 96.05'   |
| L10 | S 44°12'57" E | 213.78'  |
| L11 | S 58°48'32" E | 70.96'   |
| L12 | N 15°58'40" W | 164.64'  |
| L13 | N 01°25'52" E | 48.13'   |
| L14 | N 17°25'27" E | 207.66'  |
| L15 | N 28°30'09" E | 79.98'   |
| L16 | N 52°52'25" E | 146.07'  |
| L17 | N 31°29'52" E | 64.09'   |
| L18 | N 15°32'21" E | 117.21'  |
| L19 | S 07°11'30" E | 166.07'  |
| L20 | S 15°40'38" E | 135.01'  |



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: 4/16/16  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #S-7452

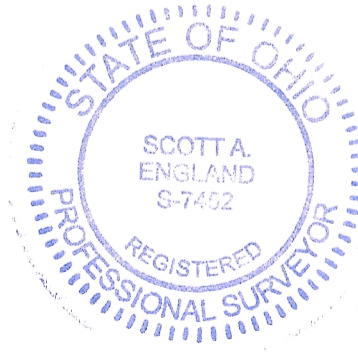
REVISED SURVEY:

BY: Scott A. England  
 DATE: 4/16/16

PREPARED FOR:  
 COUNTRYTYME LAND, LLC  
 LANCASTER, 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

The Grueser Company, LLC  
 7.838 Acres  
 O.R. Book 451, Page 1327  
 P.P.N. J01-00100301-03



Robert & Julie Wagner  
 59.1 Acres  
 O.R. Book 192, Page 820  
 P.P.N. J01-00100294-00

The Grueser Company, LLC  
 28.4 Acres  
 O.R. Book 451, Page 1327  
 P.P.N. J01-00100295-00

STA 42+153.662  
 252.01' LT

STA 42+308.884  
 720.81' LT

STA 41+745.103  
 256.05' LT

STA 41+535.411  
 241.79' LT

STA 41+581.726  
 247.82' LT

U.S. ROUTE 33

O.D.O.T. R/W Plan No. ATH-33-40.981(25.46), sheets 1-13



James L. Baschak  
 20.83 Acres  
 O.R. Book 401, Page 1986  
 P.P.N. J01-00100304-00

Keith & Linda Mullett  
 59.635 Acres  
 O.R. Book 497, Page 818  
 P.P.N. J01-00100337-01

Richard F. & Glenna H. Grim  
 81.3 Acres  
 O.R. Book 26, Page 198  
 P.P.N. J01-00100347-00

Lawrence Fetty  
 10.134 Acres  
 O.R. Book 370, Page 1872  
 P.P.N. J01-00100309-00

P.O.B. TRACT4  
 5.000 Acres

Deed Book 265, Page 139  
 P.P.N. J01-00100350-00

**Tract 1**  
 21.695 Acres

**Tract 2**  
 32.505 Acres

**Tract 3**  
 48.967 Acres

**Tract 4**  
 5.000 Acres