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Legal Description
Tract B: 10.134 Acres
part Lawrence Fetty Parcels: O.R. Book 370, Page 1872

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 and part of Parcel Two conveyed to Lawrence Fetty, as recorded in O.R. Book 370, Page 1872, 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 ¾" 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 Tract One conveyed to Fetty (O.R.370,Pg.1872);

Thence, S 89°20'54" E 1041.40 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 Tract Two conveyed to Fetty (O.R.370,Pg.1872) of which this description is a part, to a railroad spike set in the centerline of Opossum Hollow Road (T.R.68)(40' Wide), and being the **PRINCIPLE PLACE OF BEGINNING** of the 10.134 Acre parcel herein to be described;

Thence, S 86°20'54" E 348.47 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 parcels conveyed to Fetty (O.R.370,Pg.1872), of which this description is a part, to a stone found marking the Northeast corner of the Northwest Quarter of Section 25, and being the Southwest corner of a parcel conveyed to Richard F. & Glenna H. Grim, as recorded in O.R. Book 26, Page 198, and passing over a railroad spike set in the centerline of Grim Road at 300.79 feet;

Thence, S 86°55'43" E 833.01 feet continuing with the North line of Section 25, the same being the South line of said parcel conveyed to Grim (O.R.26,Pg.198), also being the North line of said parcels conveyed to Fetty (O.R.370,Pg.1872), of which this description is a part, to an iron pin set marking the Northwest corner of a 30 Acre parcel conveyed to Richard & Sam Grim, as recorded in Deed Book 265, Page 139;

Thence, S 03°12'39" W 562.75 feet leaving said Section Line with the West line of said parcel conveyed to Grim (D.B.265,Pg.139), also being the East line of said parcels conveyed to Fetty (O.R.370,Pg.1872), of which this description is a part, to a railroad spike set in the centerline of Possum Hollow Road, and passing over an iron pin set at 532.75 feet;

Thence following the centerline of Possum Hollow Road, across said parcel conveyed to Fetty (O.R.370,Pg.1872), of which this description is a part, with the following eleven (11) courses and distances:

- 1) S 86°27'32" W 94.71 feet to an angle point;
- 2) N 81°53'15" W 78.69 feet to an angle point;
- 3) N 72°14'06" W 230.71 feet to an angle point;
- 4) N 67°44'41" W 115.72 feet to an angle point;
- 5) N 59°57'44" W 135.63 feet to an angle point;
- 6) N 54°01'55" W 138.42 feet to an angle point;
- 7) N 50°02'40" W 81.85 feet to a railroad spike set at the intersection of the centerlines of Possum Hollow Road and Grim Road;
- 8) N 53°42'08" W 92.16 feet to an angle point;
- 9) N 49°03'47" W 96.05 feet to an angle point;
- 10) N 44°12'57" W 213.78 feet to an angle point;
- 11) N 58°48'32" W 70.96 feet to the **PRINCIPLE PLACE OF BEGINNING**.



S.A. ENGLAND SURVEYING

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Said parcel as surveyed contains **10.134 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 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 in February of 2016.

Dated

2/19/16

Job No. 2832-16AT-TractB



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.

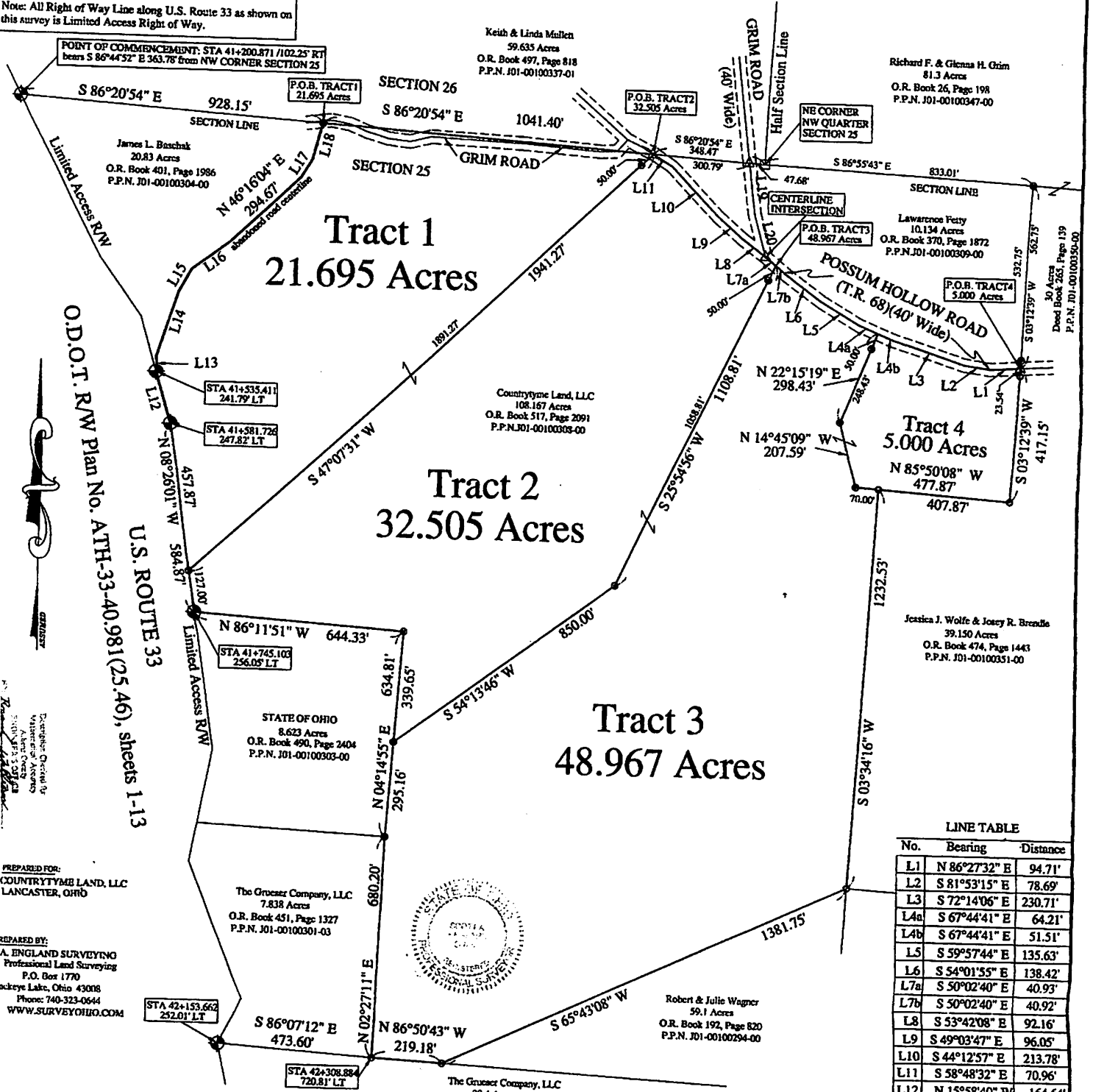
RELATED DOCUMENTS

- 1) O.D.O.T. R/W PLAN NO. ATH-33-40.981(25.46), sheets 1-13
- 2) 2010 SURVEY OF 39.130 ACRES BY ROBERT A. FRICK, P.S.
- 3) 2013 SURVEY OF 48.296 ACRES BY C. THOMAS SMITH, P.S.

NOTE: BASEMENTS NOT SHOWN

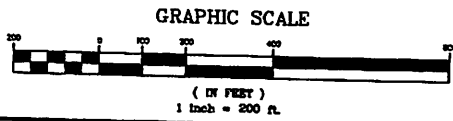
LEGEND

- ⊕ - 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"



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'



PREPARED FOR:
COUNTRYTYME LAND, LLC
LANCASTER, OHIO

PREPARED BY:
S.A. ENGLAND SURVEYING
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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 11/16
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

REVISED SURVEY: