

E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
Tract 2: 2.543 Acres

All of Donna J. Sullivan Parcel: O.R. Volume 522, Page 976

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 12, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Donna J. Sullivan (3.302 Acres per tax duplicate), as recorded in O.R. Book 522, Page 976, in the Athens County Deed Records, also being all of Auditor's P.P.N. P030380002401, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 90°00'00" E 957.08 feet and S 00°00'00" W 1684.57 feet by Deed to the centerline of Woodlane Road (Co. Road 5);

Thence, S 79°03'13" W 435.83 feet with the centerline of Woodlane Road, to a mag spike set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 2.543 Acre parcel herein to be described;

Thence, S 79°03'13" W 88.47 feet continuing with the centerline of Woodlane Road, to a mag spike set, in the center of a bridge over Monday Creek marking the Southeast corner of an 8.198 Acre parcel conveyed to James N. Davis, as recorded in O.R. Book 439, Page 2634;

Thence leaving Woodlane Road with the East line of said 8.198 Acre parcel conveyed to Davis (O.R.439,Pg.2634), the same being the centerline of Monday Creek, with the following three (3) courses and distances:

- 1) N 12°06'40" W 298.96 feet to an angle point in said creek;
- 2) N 00°12'35" W 199.33 feet to an angle point in said creek;
- 3) N 03°25'48" W 172.83 feet to the North line of a 22.80 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319;

Thence with the boundary of said parcel conveyed to The United States of America following the Deed calls for Monday Creek, with the following seven (7) courses and distances:

- 4) S 46°17'47" E 52.14 feet to a 3/4" o.d. iron pin found;
- 5) S 38°03'49" E 395.96 feet to a 3/4" o.d. iron pin found;
- 6) S 03°03'49" E 131.99 feet to a 3/4" o.d. iron pin found;
- 7) S 37°56'11" W 118.79 feet to a 3/4" o.d. iron pin found;
- 8) S 71°51'24" W 45.78 feet to a 3/4" o.d. iron pin found;
- 9) S 21°20'08" W 42.75 feet to an iron pin set;
- 10) S 10°56'47" E 20.39 feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains 2.543 Acres, .more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C008089C, dated December 18, 2009, of the FEMA Maps of this area.


The bearings of the above description are based on the East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February of 2020.

Dated 4/17/20

Job No. 3369-20AT-Tract2


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





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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
Tract 1: 39.807 Acres
All of Donna J. Sullivan Parcel: O.R. Volume 522, Page 976

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Donna J. Sullivan (38.06 Acres per tax duplicate), as recorded in O.R. Book 522, Page 976, in the Athens County Deed Records, also being all of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 90°00'00" E 957.08 feet and S 00°00'00" W 1684.57 feet by Deed to the centerline of Woodlane Road (Co. Road 5);

Thence, S 79°03'13" W 1048.05 feet with the centerline of Woodlane Road, to a mag spike set marking the Southwest corner of an 8.198 Acre parcel conveyed to James N. Davis, as recorded in O.R. book 439, Page 2634, and being the **PRINCIPLE PLACE OF BEGINNING** of the 39.807 Acre parcel herein to be described;

Thence continuing with the centerline of Woodlane Road, with the following seven (7) courses and distances:

- 1) S 78°13'12" W 143.89 feet to a point of curvature;
- 2) With a curve to the right (Radius 1009.09 feet, Delta Angle 25°44'13", Arc Length 453.28 feet) with a chord bearing N 88°54'41" W 449.48 feet to the end of said curve;
- 3) N 76°02'35" W 84.72 feet to an angle point;
- 4) N 68°47'35" W 147.69 feet to an angle point;
- 5) N 64°57'57" W 333.27 feet to an angle point;
- 6) N 69°12'11" W 60.05 feet to an angle point;
- 7) N 76°53'27" W 35.00 feet to the Southeast corner of a 0.40 Acre parcel conveyed to James M. Bahl, Jr. & Christina M. Bahl, as recorded in O.R. Book 53, Page 853;

Thence, N 06°29'49" E 293.14 feet leaving Woodlane Road with the East line of said parcel conveyed to Bahl (O.R.53,Pg.853) and extending along the East line of a 0.072 Acre parcel conveyed to Betty J. Kinnison, as recorded in O.R. Book 70, Page 1, to an inaccessible point in a portable shed, and passing over an iron pin set at 30.00 feet;

Thence with the boundary of said parcel conveyed to Kinnison (O.R.70,Pg.1), with the following two (2) courses and distances::

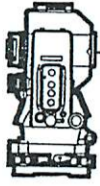
- 8) S 88°36'09" W 87.84 feet to a 5/8" o.d. iron pin found;
- 9) S 16°06'26" E 50.00 feet to a 3/4" o.d. iron pipe found on the North line of said 0.40 Acre parcel conveyed to Bahl (O.R.53,Pg.853);

Thence with the boundary of said parcel conveyed to Bahl (O.R.53,Pg.853), with the following two (2) courses and distances::

- 10) S 66°52'09" W 77.95 feet to a 3/4" o.d. iron pipe found;
- 11) S 04°06'01" E 187.88 feet to the centerline of Woodlane Road, and passing over a 3/4" o.d. iron pipe found at 141.90 feet;

Thence with the centerline of Woodlane Road, with the following three (3) courses and distances:

- 12) N 79°20'44" W 189.41 feet to a point of curvature;
- 13) With a curve to the right (Radius 625.44 feet, Delta Angle 19°35'21", Arc Length 213.83 feet) with a chord bearing S 89°58'54" W 212.79 feet to the end of said curve;
- 14) S 81°42'39" W 53.21 feet to a mag nail set on the West line of said parcel conveyed to Sullivan (O.R.522,Pg.976), and being on the East line of a 236.10 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 203;



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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, N 04°17'59" E 708.73 feet leaving Woodlane Road with the West line of said parcel conveyed to Sullivan (O.R.522,Pg.976), the same being the East line of said parcel conveyed to The United States of America (D.B.179,Pg.203), to a stone found on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319, and passing over a 3/4" iron pin found at 23.80 feet;

Thence with the North line of said parcel conveyed to Sullivan (O.R. 522,Pg.976), the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the following six (6) courses and distances:

- 15) N 82°45'05" E 193.94 feet to a 1" o.d. iron pin found;
- 16) N 82°46'13" E 438.04 feet to a mine rail found;
- 17) N 77°07'12" E 250.78 feet to a 3/4" o.d. iron pin found;
- 18) N 68°07'12" E 149.15 feet to a 3/4" o.d. iron pin found;
- 19) N 61°07'12" E 110.21 feet to a 3/4" o.d. iron pin found;
- 20) N 67°52'12" E 379.37 feet to the centerline of Monday Creek, and passing over a mine rail found at 363.54 feet;

Thence with continuing the North line of said parcel conveyed to Sullivan (O.R. 522,Pg.976), the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the centerline of Monday Creek with the following four (4) courses and distances:

- 21) S 68°22'48" E 43.56 feet to a n angle point;
- 22) S 33°27'31" E 120.21 feet to an angle point;
- 23) S 39°05'51" E 49.90 feet to an angle point;
- 24) S 48°29'25" E 147.99 feet to the East line of Section 18, the same being the West line of Section 12, and being the Northwest corner of said 8.198 Acre parcel conveyed to Davis (O.R.439,Pg.2634);

Thence, S 00°21'37" W 334.83 feet leaving Monday Creek with the East line of Section 18 and said parcel conveyed to Sullivan (O.R.522, Pg.976), to a 5/8" o.d. iron pin found marking the Northeast corner of a 0.464 Acre parcel conveyed to James N. Davis, as recorded in O.R. Book 439, Page 2634;

Thence with the boundary of said 0.464 Acre parcel conveyed to Davis (O.R.439,Pg.2634), with the following five (5) courses and distances:

- 25) N 61°23'46" W 65.92 feet to a 5/8" o.d. iron pin found;
- 26) S 65°03'11" W 112.61 feet to a 5/8" o.d. iron pin found;
- 27) S 33°53'50" E 100.47 feet to a 5/8" o.d. iron pin found;
- 28) S 46°30'12" E 104.18 feet to a 5/8" o.d. iron pin found;
- 29) S 58°54'46" E 31.76 feet to a 3/4" o.d. iron pin found on the East line of Section 18, the same being the West line of Section 12 and said 8.198 Acre parcel conveyed to Davis (O.R.439,Pg.2634);

Thence, S 00°21'37" W 592.21 feet with the East line of Section 18, the same being the West line of Section 12 and said 8.198 Acre parcel conveyed to Davis (O.R.439,Pg.2634), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 575.76 feet, excepting a 0.06 Acre parcel recorded in O.R. Book 70, Page 1, and containing 39.807 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


Subject to a 30 foot wide easement recorded in O.R. Book 70, Page 1

The bearings of the above description are based on the East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February of 2020.

Dated 4/7/20


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

Job No. 3369-20AT-TractRev1



Plat of Survey

Township of York, County of Athens, State of Ohio, being part of Section 12 and Section 18, Township 12N, Range 15W, of the Ohio Company Purchase.

PROPERTY LOCATION

Situated in the Township of York, County of Athens, and being a part of Section 12 & Section 18, Township 12N, Range 15W, of the Ohio Company Purchase.

Being a Survey of 2 Parcels conveyed to Donna J. Sullivan, as recorded in O.R. Volume 522, Page 976, in the Athens County Deed Records, and being all of Auditor's P.P.N. P030380002200 & P.P.N. P030380002400.

BASIS OF BEARING

The bearings of this plat are based on the East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" W, and is an assumed Meridian used to denote angles only.

FLOOD ZONE CERTIFICATION

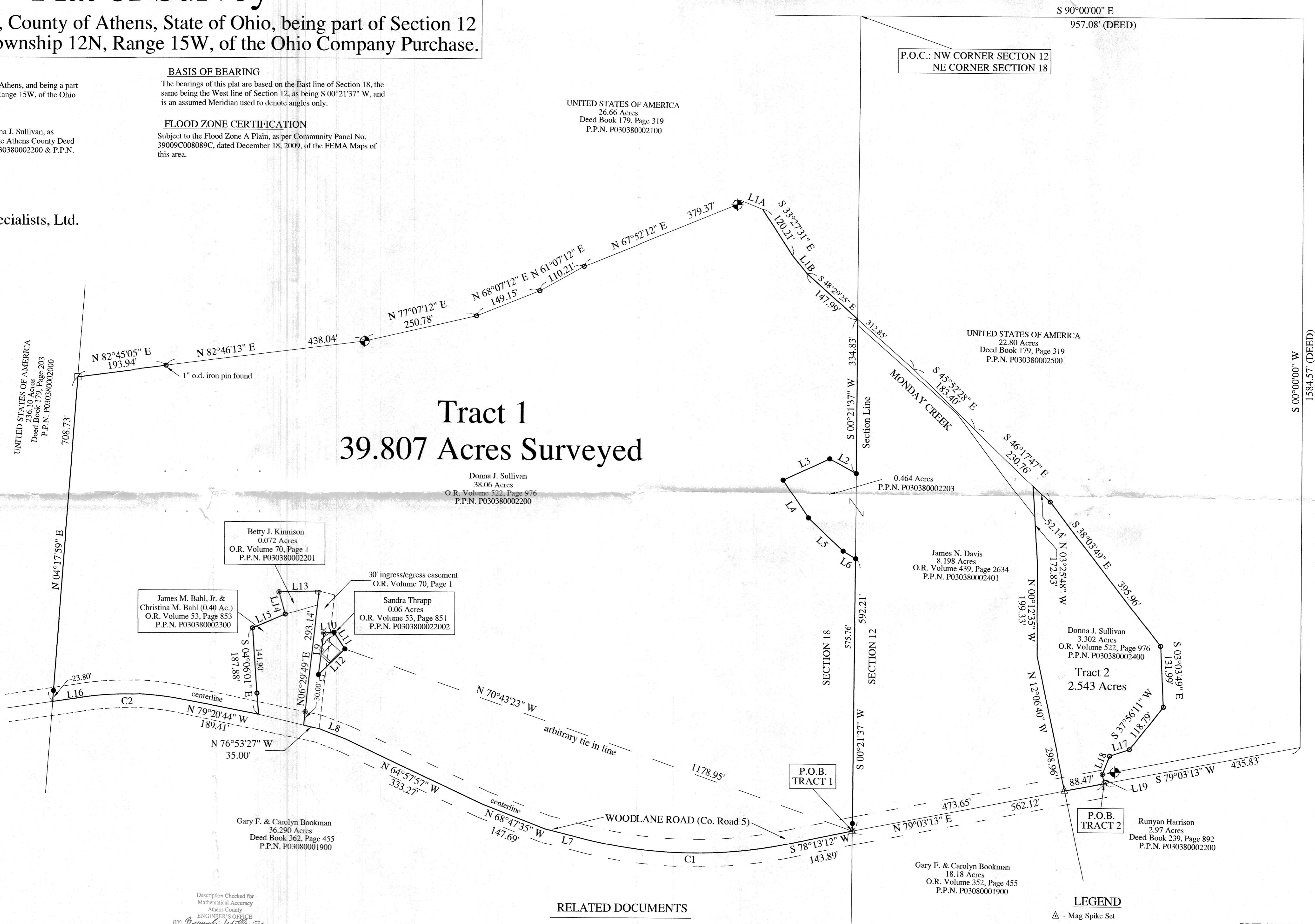
Subject to the Flood Zone A Plain, as per Community Panel No. 39009C008089C, dated December 18, 2009, of the FEMA Maps of this area.

PREPARED FOR:

Countrytyme Land Specialists, Ltd.

LINE TABLE

No.	Bearing	Distance
L1A	S 68°22'48" E	43.56'
L1B	S 39°05'51" E	49.90'
L2	N 61°23'46" W	65.92'
L3	S 65°03'11" W	112.61'
L4	S 33°53'50" E	100.47'
L5	S 46°30'12" E	104.18'
L6	S 58°54'46" E	31.76'
L7	N 76°02'35" W	84.72'
L8	N 69°12'11" W	60.05'
L9	N 07°06'08" E	91.34'
L10	N 85°23'21" E	22.26'
L11	S 33°21'17" E	43.12'
L12	S 45°23'47" W	80.34'
L13	S 88°36'09" W	87.84'
L14	S 16°06'26" E	50.00'
L15	S 66°52'09" W	77.95'
L16	S 81°42'39" W	53.21'
L17	S 71°51'24" W	45.78'
L18	S 21°20'08" W	42.75'
L19	S 10°56'47" E	20.39'



Tract 1
39.807 Acres Surveyed

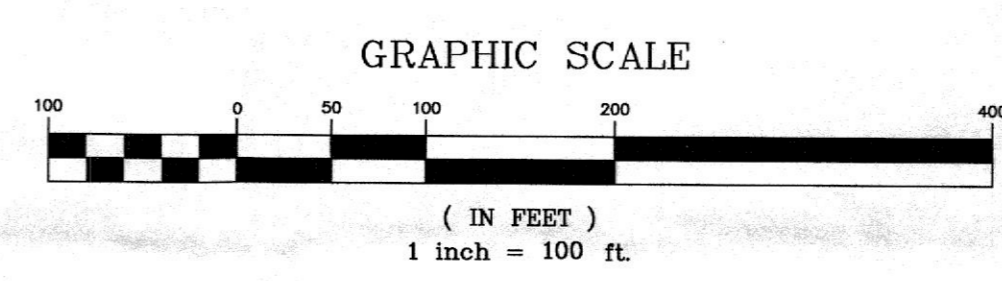
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Scott A. England*
DATE: 4/9/10

RELATED DOCUMENTS

- 2000 Survey of 8.198 Acres by Kenneth E. Highland, P.S. S-7581
- 2011 Survey for U.S. Forest Service by Robert C. Canter, P.S. S-7226

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	453.28'	1009.09'	25°44'13"	N 88°54'41" W 449.48'
C2	213.83'	625.44'	19°35'21"	S 89°58'54" W 212.79'



LEGEND

- ▲ - Mag Spike Set
- - 5/8" o.d. x 30" iron pin set w/red cap labeled "S.A. ENGLAND #S-7452"
- - 5/8" o.d. iron pin found
- - Stone Found
- - 3/4" o.d. Iron Pin found
- ⊙ - Mine Rail Found

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.
4/9/10
Dated
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452