

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brent Williams
DATE: 1/19/18

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 19 2018

Jill Thompson
Athens County Auditor

Exhibit "C"

COUNTRYTYME LAND SPECIALISTS, LTD (GRANTOR)
38.618 ACRES

Situate in the Township of Rome, County of Athens, State of Ohio, being part of Section 25, Township 6 North, Range 12 West (Parcel Number K01-00100427-00), and part of Section 31, Township 6 North, Range 12 West (Parcel Number K01-00100660-00), and also being part of an original 74.597 acre tract conveyed to Countrytyme Land Specialists, Ltd as recorded in O. R. Volume 540, Page 581, Athens County Official Records, and being bounded and described as follows:

Beginning at a reference $\frac{1}{4}$ inch diameter by 2 inch long iron spike (set) in the centerline of River Road (T-129), said spike bears S.13Deg.09'00"E. 1697.37 feet from a reference $\frac{5}{8}$ inch diameter iron rebar (found) at the northwest corner of Section 25, Township 6 North, Range 12 West and bears N.64Deg.48'33"W. 1578.87 feet from a reference $\frac{1}{4}$ inch diameter by 2 inch long iron spike (set) at the intersection of the centerlines of said River Road and Green Branch Road (T-632), said spike being the northwest corner of a 5.31 acre tract conveyed to Southeastern Ohio Holdings, LTD (O. R. Volume 464, Page 704, A.C.O.R., Parcel Number K01-00100426-03);

thence with the centerline of said River Road for the next two (2) reference calls, N.73Deg.54'20"W. 242.59 feet to a $\frac{1}{4}$ inch diameter by 2 inch long iron spike (set);

thence N.64Deg.42'30"W. 69.56 feet to a $\frac{1}{4}$ inch diameter by 2 inch long iron spike (set), said spike being the True Point of Beginning of the tract hereby conveyed;

thence leaving the centerline of said River Road and with five (5) new division lines through the original 74.597 acre tract of which this is a part, S.20Deg.47'24"W., passing a $\frac{5}{8}$ inch diameter by 30 inch long iron rebar (set) at 30.00 feet, a total distance of 79.53 feet to a $\frac{5}{8}$ inch diameter by 30 inch long iron rebar (set);

thence S.56Deg.19'19"W. 161.19 feet to a $\frac{5}{8}$ inch diameter by 30 inch long iron rebar (set);

thence S.01Deg.41'30"E. 331.36 feet to a $\frac{5}{8}$ inch diameter by 30 inch long iron rebar (set);

thence S.29Deg.34'35"E. 257.17 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.87Deg.39'40"E. 319.16 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the line of an original 20.000 acre tract conveyed to Capstone Homes, LTD. (O. R. Volume 464, Page 702, A.C.O.R., Parcel Number K01-00100426-02 and Parcel Number K01-00100425-08);

thence with said original 20.000 acre tract conveyed to said Capstone Homes, LTD., S.00Deg.41'45"E. 387.97 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 74 acre tract conveyed to Penny Lane Rentals, LLC (O. R. Volume 512, Page 614, Tract 1, Parcel 1, A.C.O.R., Parcel Number K01-00100426-00);

thence with said original 74 acre tract conveyed to said Penny Lane Rentals, LLC, S.01Deg.12'01"W. 539.81 feet to a 1/4 inch diameter mag nail (found) and replaced with a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of a 16.0624 acre tract conveyed to Megan E. Kidd (O. R. Volume 528, Page 1725, A.C.O.R., Parcel Number K01-00100499-00);

thence with said 16.0624 acre tract conveyed to said Megan E. Kidd for the next two (2) calls, N.89Deg.50'25"W. 493.21 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.03Deg.50'48"W. 469.12 feet to a 5 inch by 5 inch by 6 inch high stone marked "X" (found), said stone being a corner of a 25 acre tract conveyed to Carolyn W. Gurslin (O. R. Volume 401, Page 296, Third Tract, A.C.O.R., Parcel Number K01-00100672-00);

thence with said 25 acre tract conveyed to said Carolyn W. Gurslin, N.63Deg.54'07"W. 1372.84 feet to a 5 inch by 8 inch by 8 inch high stone marked "/" (found), said stone being a corner of a 70 acre tract conveyed to Carolyn W. Gurslin (O. R. Volume 401, Page 296, Second Tract, A.C.O.R., Parcel Number K01-00100671-00), said stone also being a corner of an original 138 acre tract conveyed to Seven Generations, LLC (O. R. Volume 512, Page 579, Tract 14, Parcel 1, A.C.O.R., Parcel Number K01-00100662-00);

thence with said original 138 acre tract conveyed to said Seven Generations, LLC, N.00Deg.32'36"W. 51.92 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence with four (4) additional new division lines through the original 74.597 acre tract of which this is a part, N.55Deg.28'37"E. 596.96 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.50Deg.38'51"E. 629.21 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);


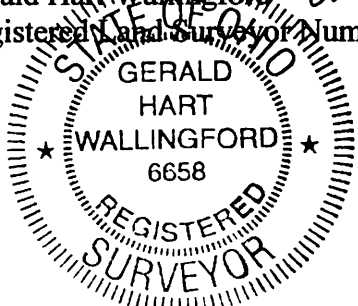
thence N.16Deg.58'54"E. 717.50 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.32Deg.47'11"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 169.26 feet, a total distance of 199.26 feet to a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said River Road;

thence with the centerline of said River Road for the next two (2) calls, S.50Deg.46'36"E. 142.59 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence S.64Deg.42'30"E. 71.99 feet to the True Point of Beginning containing 9.442 acres from said Parcel Number K01-00100427-00 and 29.176 acres from said Parcel Number K01-00100660-00, thereby conveying a total of 38.618 acres and being subject to all legal rights-of-way and easements of record including, but not limited to, a 10,000 square foot area of lease and a 20.00 foot wide access and utility easement conveyed to LL Q313, LLC (O. R. Volume 418, Page 140, and O. R. Volume 490, Page 1608, A.C.O.R.)

Bearings are based on the N.73Deg.54'20"W. line as recorded in O. R. Volume 512, Page 579, Tract 14, Parcel 2, A.C.O.R. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on November 11, 2017.


Gerald Hart Wallingford
Registered Land Surveyor Number 6658


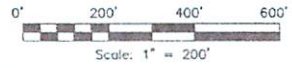
LINE	BEARING	DISTANCE
L1	S 42°52'10" E	237.18'
L2	S 50°46'36" E	140.34'
L3	S 50°46'36" E	142.59'
L4	S 64°42'30" E	21.99'
L5	S 64°42'30" E	166.55'
L6	S 73°54'20" E	242.69'
L7	S 01°48'57" W	71.78'
L8	S 09°33'01" W	234.18'
L9	S 01°00'48" E	125.58'
L10	S 01°04'08" W	94.09'
L11	S 09°41'55" E	109.13'

Daniel A. Buck & Traci E. Block
 O.R. Vol. 443 Pg. 7176
 P.N. K01-00100662-01

Robert L., Scott K., Darryl L. & James A. Ashcraft
 O.R. Vol. 314 Pg. 2362
 11 1/2 Ac.
 P.N. K01-00100661-00

Seven Generations, LLC
 O.R. Vol. 512 Pg. 579
 Tract 14 - Parcel 2 - 26.494 Ac.
 P.N. K01-00100427-02
 P.N. K01-00100660-02

Bearings are based on the N 73°54'20" W line
 as recorded in O.R. Vol. 512, Pg. 579,
 Tract 14, Parcel 2, A.C.O.R.



P.O.B.

Spike (set) bears N 64°48'33" W 1578.87"
 from a spike (set) at the intersection of
 River Road (T-129) & Green Branch Road (T-632)

Penny Lane Rentals, LLC
 O.R. Vol. 512 Pg. 614
 Tract 2 - Parcel 2 - Orig. 37.43 Ac.
 P.N. K01-00100425-00

29.579 Ac.
 (P.N. K01-00100660-00)

Countrytyme Land Specialists Ltd
 O.R. Vol. 540 Pg. 581
 Orig. 74.597 Acres
 P.N. K01-00100427-00
 P.N. K01-00100660-00
 P.N. K01-00100427-01
 P.N. K01-00100660-01

6.400 Ac.

(0.317 Ac.)
 P.N. K01-00100427-00

(0.339 Ac.)
 P.N. K01-00100660-01

(6.061 Ac.)
 P.N. K01-00100427-01

38.618 Ac.

(29.176 Ac.)
 P.N. K01-00100660-00

(9.125 Ac.)
 P.N. K01-00100427-00

Area Of Lease To:
 LL Q313, LLC
 O.R. Vol. 490 Pg. 1608
 O.R. Vol. 418 Pg. 140
 10,000 Sq. Ft.
 20.00' Access & Utility Easement

Copstone Homes, LTD
 O.R. Vol. 464 Pg. 702
 Orig. 20.000 Ac.
 P.N. K01-00100426-02
 P.N. K01-00100425-08

Penny Lane Rentals, LLC
 O.R. Vol. 512 Pg. 614
 Tract 1 - Parcel 1 - Orig. 74 Ac.
 P.N. K01-00100426-00

Sec. 31, Twp. 6N., R. 12W.
 Sec. 25, Twp. 6N., R. 12W.

Carolyn W. Gursain
 O.R. Vol. 401 Pg. 296
 Second Tract - 70 Ac.
 P.N. K01-00100671-00
 Third Tract - 25 Ac.
 P.N. K01-00100672-00

Megan E. Kidd
 O.R. Vol. 528 Pg. 1725
 16.0824 Ac.
 P.N. K01-00100499-00

- Legend:
- 1" Railroad Spike (Found)
 - △ 5/8" Iron Rebar (Found)
 - Point in 36" Locust Tree (Found)
 - Stone (Found)
 - 1/4" x 2" Long Iron Spike (Set)
 - ▲ 5/8" x 30" Long Iron Rebar W/Cap (Set)
 - x- Fence generally on or near the property line.

THE ABOVE 6.400 ACRE TRACT AND THE 38.618 ACRE TRACT ARE SUBJECT TO AN EXISTING 20.00' ACCESS & UTILITY EASEMENT (O.R. Vol. 418 Pg. 140)

ALL OF THE ABOVE TRACTS ARE SUBJECT TO A POWER LINE EASEMENT OF UNSPECIFIED WIDTH (O.R. Vol. 423 Pg. 218)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

This plot is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658 on April 16, 2015.

G.H. Wallingford Co.
 47 North Main Street
 Peebles, Ohio 45660
 (937)587-3428



Description Checked by:
 Mathematical Agency
 Adams County
 ENGINEER'S OFFICE
 BY: *Thomas G. Williams*
 DATE: *1/14/16*

Countrytyme Land Specialists Ltd
 Rome Township - Athens County - Ohio
 Part of Section 25, Township 6N., Range 12W.
 Part of Section 31, Township 6N., Range 12W.
 O.R. Vol. 540 Pg. 581
 P.N. K01-00100427-00
 P.N. K01-00100427-01
 P.N. K01-00100660-00
 P.N. K01-00100660-01
 Scale: 1" = 200'
 November 11, 2017