

JAN 03 2023

Jill Thompson
Athens County Auditor



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

Lot 1: 5.009 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 598, Page 2138

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the East Half of Section 17, Township 6N, Range 12W, and being more particularly described as follows;

Being a Survey of a part of a 21.050 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 598, Page 2138, in the Athens County Deed Records, being part of Auditor's P.P.N. K01-00100279-03, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 17;

Thence, **N 88°33'55" W 1784.06 feet** to a railroad spike found in the centerline of Featherstone Road (Twp. Road 192), being the **PRINCIPLE PLACE OF BEGINNING** of the 5.009 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 1765.64 feet;

Thence with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) **S 12°11'32" E 172.24 feet** to a point;
- 2) **S 22°59'16" E 79.36 feet** to a point;

Thence leaving Featherstone Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following three (3) courses and distances;

- 1) **N 69°45'35" W 132.00 feet** to an iron pin set, and passing over an iron pin set at 40.00 feet;
- 2) **S 75°39'35" W 109.40 feet** to an iron pin set;
- 3) **S 85°07'46" W 651.56 feet** to a point on the West line thereof, also being the centerline of Federal Creek, and being on the East line of a parcel conveyed to Sherry Walker, as recorded in O.R. Book 555, Page 411, and passing over an iron pin set at 581.56 feet;

Thence with the centerline of Federal Creek, the same being the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the East line of said parcel conveyed to Walker, with the following two (2) courses and distances:

- 4) **N 01°01'08" W 28.23 feet** to a point;
- 5) **N 11°17'27" W 277.00 feet** to a point marking the Southwest corner of a parcel conveyed to Donald Martin, as recorded in O.R. Book 84, Page 180;


Thence, **S 88°33'55" E 866.69 feet** with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the South line of said parcel conveyed to Martin, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 1" o.d. iron pin found at 70.00 feet, and passing over a 5/8" o.d. iron pin found at 852.84 feet, and containing **5.009 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 O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 December of 2022.


Dated 12/30/22


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



Job No. 4058-22AT-Lot1

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/30/22



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Legal Description

Lot 2: 5.058 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 598, Page 2138

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the East Half of Section 17, Township 6N, Range 12W, and being more particularly described as follows;

Being a Survey of a part of a 21.050 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 598, Page 2138, in the Athens County Deed Records, being part of Auditor's P.P.N. K01-00100279-03, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 17;

Thence, N 88°33'55" W 1784.06 feet to a railroad spike found in the centerline of Featherstone Road (Twp. Road 192), and passing over a 5/8" o.d. iron pin found at 1765.64 feet;

Thence with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) S 12°11'32" E 172.24 feet to a point;
- 2) S 22°59'16" E 79.36 feet to the PRINCIPLE PLACE OF BEGINNING of the 5.058 Acre parcel herein to be described;

Thence continuing with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 3) S 22°59'16" E 52.67 feet to a point;
- 4) S 32°37'12" E 118.93 feet to a point;

Thence, S 79°41'27" W 962.04 feet leaving Featherstone Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a point on the West line thereof, also being the centerline of Federal Creek, and being on the East line of a parcel conveyed to Sherry Walker, as recorded in O.R. Book 555, Page 411, and passing over an iron pin set at 40.00 feet and 892.04 feet;

Thence with the centerline of Federal Creek, the same being the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the East line of said parcel conveyed to Walker, with the following two (2) courses and distances:

- 1) N 25°01'58" W 29.89 feet to a point;
- 2) N 01°01'08" W 257.03 feet to a point;

Thence leaving Federal Creek with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following three (3) courses and distances;

- 3) N 85°07'46" E 651.56 feet to an iron pin set, and passing over an iron pin set at 70.00 feet;
- 4) N 75°39'35" E 109.40 feet to an iron pin set;
- 5) S 69°45'35" E 132.00 feet to the PRINCIPLE PLACE OF BEGINNING, and passing over a 5/8" o.d. iron pin found at 92.00 feet;

Said parcel as surveyed contains 5.058 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.



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The bearings of the above description are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 December of 2022.

Dated 12/20/22

Job No. 4058-22AT-Lot2



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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 12/20/22



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

JAN 03 2023

Jill Thompson
 Athens County Auditor

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Legal Description
Lot 3: 5.279 Acres
Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 598, Page 2138

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the East Half of Section 17, Township 6N, Range 12W, and being more particularly described as follows;

Being a Survey of a part of a 21.050 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 598, Page 2138, in the Athens County Deed Records, being part of Auditor's P.P.N. K01-00100279-03, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 17;

Thence, N 88°33'55" W 1784.06 feet to a railroad spike found in the centerline of Featherstone Road (Twp. Road 192), and passing over a 5/8" o.d. iron pin found at 1765.64 feet;

Thence with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following three (3) courses and distances:

- 1) S 12°11'32" E 172.24 feet to a point;
- 2) S 22°59'16" E 132.03 feet to a point;
- 3) S 32°37'12" E 118.93 feet to a point marking the **PRINCIPLE PLACE OF BEGINNING** of the 5.279 Acre parcel herein to be described;

Thence continuing with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 4) S 32°37'12" E 182.66 feet to a point;
- 5) S 25°57'54" E 28.94 feet to a point;

Thence, S 75°10'21" W 970.39 feet leaving Featherstone Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a point on the West line thereof, also being the centerline of Federal Creek, and being on the East line of a parcel conveyed to Darrell E. & Yvonne R. Jenkins, as recorded in O.R. Book 327, Page 621, and passing over an iron pin set at 40.00 feet and 900.39 feet;

Thence, N 25°01'58" W 282.58 feet with the centerline of Federal Creek, the same being the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the East line of said parcel conveyed to Jenkins and extending along the East line of a parcel conveyed to Sherry Walker, as recorded in O.R. Book 555, Page 411, to a point;

Thence, N 79°41'27" E 962.04 feet leaving Federal Creek with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over iron pins set at 70.00 feet and 922.04 feet, and containing 5.279 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 O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 December of 2022.


Dated 12/26/22

Job No. 4058-22AT-Lot3


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/30/22



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Legal Description

Lot 4: 5.704 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 598, Page 2138

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the East Half of Section 17, Township 6N, Range 12W, and being more particularly described as follows;

Being a Survey of a part of a 21.050 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 598, Page 2138, in the Athens County Deed Records, being part of Auditor's P.P.N. K01-00100279-03, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 17;

Thence, N 88°33'55" W 1784.06 feet to a railroad spike found in the centerline of Featherstone Road (Twp. Road 192), and passing over a 5/8" o.d. iron pin found at 1765.64 feet;

Thence with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following four (4) courses and distances:

- 1) S 12°11'32" E 172.24 feet to a point;
- 2) S 22°59'16" E 132.03 feet to a point;
- 3) S 32°37'12" E 301.59 feet to a point;
- 4) S 25°57'54" E 28.94 feet to a point marking the **PRINCIPLE PLACE OF BEGINNING** of the 5.704 Acre parcel herein to be described;

Thence continuing with the centerline of Featherstone Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 5) S 25°57'54" E 100.72 feet to a point;
- 6) S 16°34'05" E 110.90 feet to a point marking the Southeast corner thereof, and being the Northeast corner of a 12.16 Acre parcel conveyed to Lurman & Viola Flowers, as recorded in Deed Volume 110, Page 458;

Thence leaving Featherstone Road with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the North line of said parcel conveyed to Flowers, with the following four (4) courses and distances:

- 1) S 80°19'16" W 163.63 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 25.00 feet;
- 2) S 60°59'43" W 231.88 feet to a 5/8" o.d. iron pin found;
- 3) S 55°36'29" W 157.22 feet to a 5/8" o.d. iron pin found;
- 4) S 78°52'11" W 408.07 feet to a point in the centerline of Federal Creek, being on the East line of a parcel conveyed to Darrell E. & Yvonne R. Jenkins, as recorded in O.R. Book 327, Page 621, and passing over a 5/8" o.d. iron pin found at 248.07 feet;

Thence, N 25°01'58" W 282.58 feet with the centerline of Federal Creek, the same being the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the East line of said parcel conveyed to Jenkins to a point;

Thence, N 75°10'21" E 970.39 feet leaving Federal Creek with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over iron pins set at 70.00 feet and 930.39 feet, and containing 5.704 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.



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The bearings of the above description are based on the O.D.O.T. CORS Newtwork System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 December of 2022.

Dated 12/30/22


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


Job No. 4058-22AT-Lot4



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

JAN 03 2023

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 12/30/22

Plat of Survey

Township of Rome, County of Athens, State of Ohio, part East Half Section 17, Township 6N, Range 12W

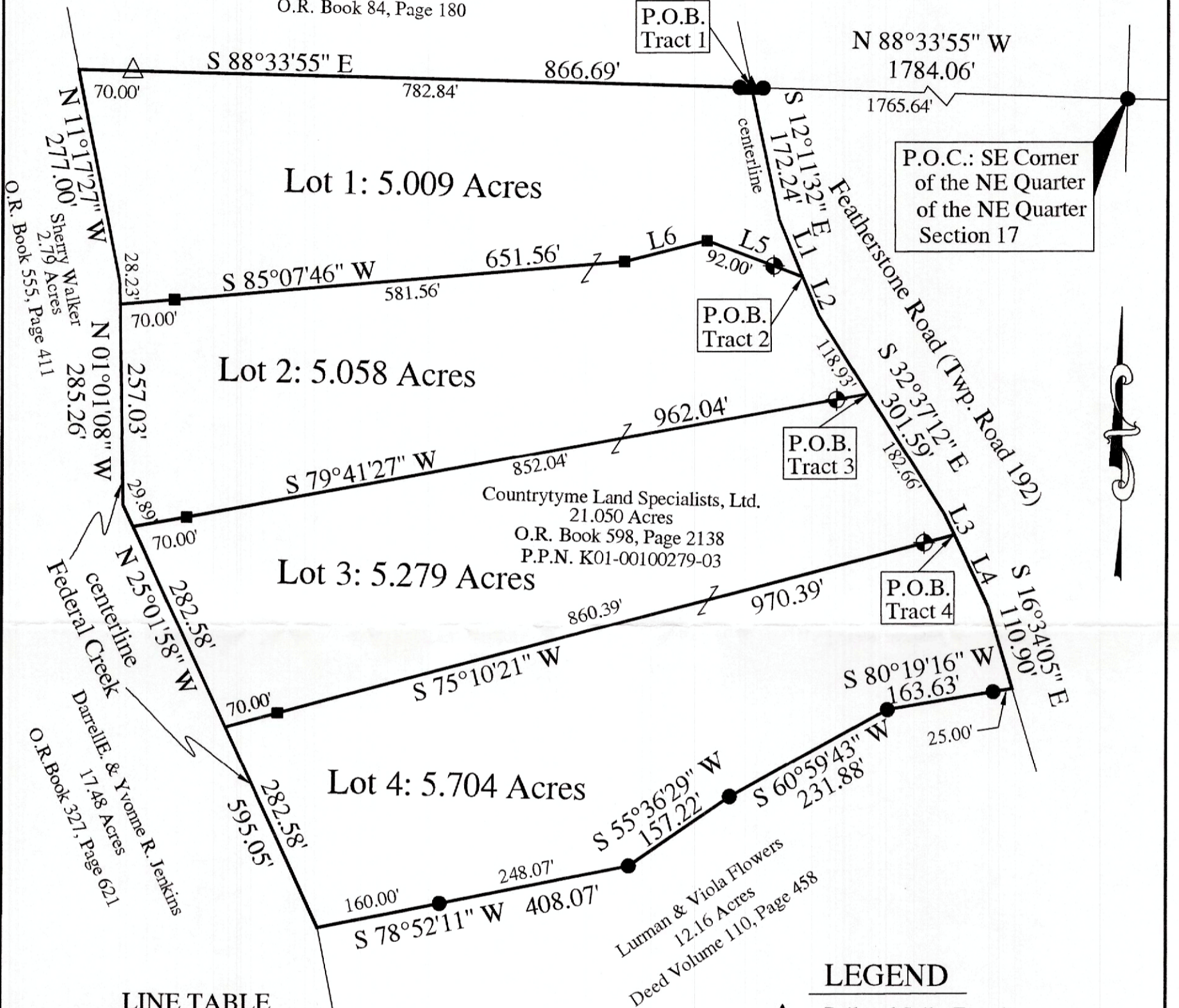
BASIS OF BEARING

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System, South Zone. 2011(NAD83)

PROPERTY LOCATION:

Being a Survey of a 21.050 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 598, Page 2138, in the Athens County Deed Records, and being all of Auditor's P.P.N. K01-00100279-03.

Donald Martin
69.42 Acres
O.R. Book 84, Page 180



LINE TABLE

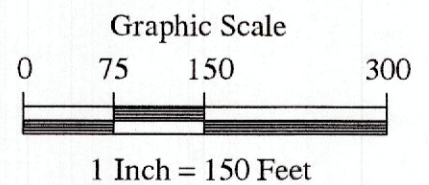
No.	Bearing	Distance
L1	S 22°59'16" E	79.36'
L2	S 22°59'16" E	52.67'
L3	S 25°57'54" E	28.94'
L4	S 25°57'54" E	100.72'
L5	N 69°45'35" W	132.00'
L6	S 75°39'35" W	109.40'

REFERENCES

- 2022 Survey of 21.050 Acres by Kevin Cannon, P.S. 7224

LEGEND

- ▲ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set @ 40.00' from centerline
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- △ - 1" o.d. Iron Pin Found



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Rebecca Walker
DATE: 12/30/22

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 12/30/22

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

PREPARED BY:
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