

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



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Dennis E. Shaw  
 DATE: 6/15/22

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 1: 6.126 Acres**  
**Part Countrytyme Land Specialists, Ltd. O.R. Book 589, Page 1327**

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Fraction 24 in Section 27, Township 6N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a part of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, also being part of Auditor's P.P.N. K010010056901, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Fraction 24 and the Southwest corner of a 21.2213 Acre parcel conveyed to Brian M. Poston, as recorded in O.R. Book 456, Page 1161;

Thence, S 87°33'15" E 981.13 feet with the South line of Fraction 24 and said 21.2213 Acre parcel conveyed to Poston (OR456,Pg1161), to a point in the centerline of New England Road (Co. Road 48) marking the Southwest corner of a 2.09 Acre parcel conveyed to John & Carol Simpson, as recorded in O.R. Book 564, Page 2533, and passing over a 5/8" o.d. iron pin found at 951.13 feet;

Thence, S 88°08'15" E 424.20 feet leaving New England Road continuing with the South line of Fraction 24, also being the South line of said parcel conveyed to Simpson (OR564,Pg.2533), to an iron pin set marking the Southwest corner of said 49.497 Acre parcel of which this description is a part, also being the Northwest corner of a 49.82 Acre parcel conveyed to John S. Simpson, as recorded in O.R. Book 526, Page 2488, and being the **PRINCIPLE PLACE OF BEGINNING** of the **6.126 Acre** parcel herein to be described;

Thence, N 16°15'49" W 254.41 feet with the East line of said parcel conveyed to Simpson (OR564,Pg2533), the same being the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), of which this description is a part, to a 3/4" o.d. iron pipe found, and being the Southeast corner of a parcel conveyed to Jenny L. McDonald, as recorded in O.R. Book 197, Page 395;

Thence, N 00°16'06" W 854.16 feet with the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), of which this description is a part, the same being the East line of said parcel conveyed to McDonald (OR197,Pg395), to a point in Winner Lane, and passing over an iron pin set at 824.16 feet;

Thence, S 88°17'53" E 217.66 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), of which this description is a part, to a point in Winner Lane;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, with the following three (3) courses and distances:

- 1) S 30°27'15" E 151.65 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 30°54'53" W 126.32 feet to an iron pin set;
- 3) S 03°02'17" E 860.53 feet to an iron pin set on the South line thereof, also being the North line of said parcel conveyed to Simpson (O"R526,Pg2488);

Thence, N 88°08'15" W 200.00 feet with the South line of Fraction 24 and said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), of which this description is a part, the same being the North line of said 40 Acre parcel conveyed to Smith (OR60,Pg851), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **6.126 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and 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. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 November of 2021 and May of 2022.

Dated 6/9/22

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

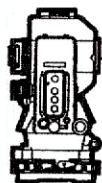
Job No. 3760-22AT-Tract1 Legal Description Pre-Approved  
 APPROVED  
 All transfers are subject to  
 Athens County Conveyance Standards



JUN 15 2022

Jill Thompson  
 Athens County Auditor

BY: *Scott A. England*  
DATE: 6/15/22



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Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract 2: 6.234 Acres**  
**Part Countrytyme Land Specialists, Ltd. O.R. Book 589, Page 1327**

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Fraction 24 in Section 27, Township 6N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a part of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, also being part of Auditor's P.P.N. K010010056901, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Fraction 24 and the Southwest corner of a 21.2213 Acre parcel conveyed to Brian M. Poston, as recorded in O.R. Book 456, Page 1161;

Thence, S 87°33'15" E 981.13 feet with the South line of Fraction 24 and said 21.2213 Acre parcel conveyed to Poston (OR456,Pg1161), to a point in the centerline of New England Road (Co. Road 48) marking the Southwest corner of a 2.09 Acre parcel conveyed to John & Carol Simpson, as recorded in O.R. Book 564, Page 2533, and passing over a 5/8" o.d. iron pin found at 951.13 feet;

Thence, S 88°08'15" E 424.20 feet leaving New England Road continuing with the South line of Fraction 24, also being the South line of said parcel conveyed to Simpson (OR564,Pg.2533), to an iron pin set marking the Southwest corner of said 49.497 Acre parcel of which this description is a part, also being the Northwest corner of a 49.82 Acre parcel conveyed to John S. Simpson, as recorded in O.R. Book 526, Page 2488;

Thence, S 88°08'15" E 200.00 feet with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589, Pg1327), of which this description is a part and Fraction 24, the same being the North line of said parcel conveyed to Simpson (OR526,Pg2488), to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the **6.234 Acre** parcel herein to be described;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, with the following three (3) courses and distances:

- 1) N 03°02'17" W 860.53 feet to an iron pin set;
- 2) N 30°54'53" E 126.32 feet to an iron pin set;
- 3) N 30°27'15" W 151.65 feet a point on the North line thereof, also being in Winner Road (Twp. Road 500), and passing over an iron pin set at 121.65 feet;

Thence, S 88°17'53" E 59.06 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, to a point in Winner Road;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, with the following two (2) courses and distances:

- 1) S 30°27'15" E 255.98 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 16°48'39" E 928.69 feet to an iron pin set on the South line thereof, and being on the North line of said parcel conveyed to Simpson (OR526,Pg2488);

Thence, N 88°08'15" W 400.00 feet with the South line of Fraction 24 and said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, the same being the North line of said parcel conveyed to Simpson (OR526,Pg2488), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **6.234 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and 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. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 November of 2021 and May of 2022.

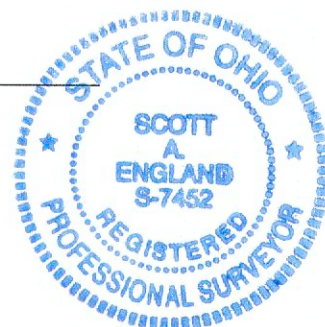
Dated 6/9/22

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

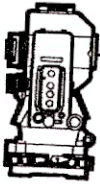
Job No. 3760-22AT-Track 2 Legal Description Pre-Approval APPROVED  
All transfers are subject to Athens County Conveyance Standards

JUN 15 2022

Jill Thompson  
Athens County Auditor



BY: John E. St...  
DATE: 6/15/22



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**Legal Description**  
**Tract 3: 5.630 Acres**  
**Part Countrytyme Land Specialists, Ltd. O.R. Book 589, Page 1327**

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Fraction 24 in Section 27, Township 6N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a part of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, also being part of Auditor's P.P.N. K010010056901, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Fraction 24 and the Southwest corner of a 21.2213 Acre parcel conveyed to Brian M. Poston, as recorded in O.R. Book 456, Page 1161;

Thence, S 87°33'15" E 981.13 feet with the South line of Fraction 24 and said 21.2213 Acre parcel conveyed to Poston (OR456,Pg1161), to a point in the centerline of New England Road (Co. Road 48) marking the Southwest corner of a 2.09 Acre parcel conveyed to John & Carol Simpson, as recorded in O.R. Book 564, Page 2533, and passing over a 5/8" o.d. iron pin found at 951.13 feet;

Thence, S 88°08'15" E 424.20 feet leaving New England Road continuing with the South line of Fraction 24, also being the South line of said parcel conveyed to Simpson (OR564,Pg.2533), to an iron pin set marking the Southwest corner of said 49.497 Acre parcel of which this description is a part, also being the Northwest corner of a 49.82 Acre parcel conveyed to John S. Simpson, as recorded in O.R. Book 526, Page 2488;

Thence, S 88°08'15" E 600.00 feet with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589, Pg1327), of which this description is a part and Fraction 24, the same being the North line of said parcel conveyed to Simpson (OR526,Pg2488), to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 5.630 Acre parcel herein to be described, and passing over an iron pin set at 200.00 feet;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, with the following two (2) courses and distances:

- 1) N 16°48'39" W 928.69 feet to an iron pin set;
- 2) N 30°27'15" W 255.98 feet to a point on the North line thereof, also being in Winner Road (Twp. Road 500), and passing over an iron pin set at 225.98 feet;

Thence, S 88°17'53" E 228.76 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, to a point in Winner Road;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, with the following two (2) courses and distances:

- 1) S 24°26'54" E 273.61 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 19°33'50" E 914.73 feet to an iron pin set on the South line thereof, and being on the North line of said parcel conveyed to Simpson (OR526,Pg2488);

Thence, N 88°08'15" W 250.00 feet with the South line of Fractrion 24 and said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, the same being the North line of said parcel conveyed to Simpson (OR526,Pg2488), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 5.630 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and 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. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 November of 2021 and May of 2022.

Dated 6/15/22

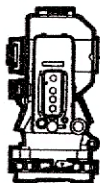
Scott A. England  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

Job No. 3760-22AT-Tracts  
Legal Description Pre-Approval APPROVED  
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JUN 15 2022

Jill Thompson  
Athens County Auditor





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### Legal Description

#### Tract 4: 12.079 Acres

#### Part Countrytyme Land Specialists, Ltd. O.R. Book 589, Page 1327

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Fraction 24 in Section 27, Township 6N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a part of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, also being part of Auditor's P.P.N. K010010056901, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Fraction 24 and the Southwest corner of a 21.2213 Acre parcel conveyed to Brian M. Poston, as recorded in O.R. Book 456, Page 1161;

Thence, S 87°33'15" E 981.13 feet with the South line of Fraction 24 and said 21.2213 Acre parcel conveyed to Poston (OR456, Pg1161), to a point in the centerline of New England Road (Co. Road 48) marking the Southwest corner of a 2.09 Acre parcel conveyed to John & Carol Simpson, as recorded in O.R. Book 564, Page 2533, and passing over a 5/8" o.d. iron pin found at 951.13 feet;

Thence, S 88°08'15" E 424.20 feet leaving New England Road continuing with the South line of Fraction 24, also being the South line of said parcel conveyed to Simpson (OR564, Pg.2533), to an iron pin set marking the Southwest corner of said 49.497 Acre parcel of which this description is a part, also being the Northwest corner of a 49.82 Acre parcel conveyed to John S. Simpson, as recorded in O.R. Book 526, Page 2488;

Thence, S 88°08'15" E 850.00 feet with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589, Pg1327), of which this description is a part and Fraction 24, the same being the North line of said parcel conveyed to Simpson (OR526, Pg2488), to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 12.079 Acre parcel herein to be described, and passing over iron pins set at 200.00 feet and 600.00 feet respectively;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, with the following two (2) courses and distances:

- 1) N 19°33'50" W 914.73 feet to an iron pin set;
- 2) N 24°26'54" W 273.61 feet to a point on the North line thereof, also being in Winner Road (Twp. Road 500), and passing over an iron pin set at 243.61 feet;

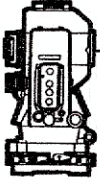
Thence, S 88°17'53" E 135.22 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, to a point in Winner Road;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, with the following three (3) courses and distances:

- 1) S 31°52'47" E 268.48 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 15°17'07" E 480.95 feet to an iron pin set;
- 3) S 80°25'18" E 1214.36 feet to an iron pin set on the East line thereof, also being on the West line of a 25.49 Acre parcel conveyed to Jack G. Schmidt, Jr., as recorded in O.R. Book 60, Page 851;

Thence, S 02°51'29" W 251.33 feet with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, the same being the West line of said 25.49 Acre parcel conveyed to Schmidt (OR60, Pg851), to an iron pin set on the North line of a 40 Acre parcel conveyed to Jack G. Schmidt, Jr. as recorded in O.R. Book 60, Page 851, and being on the South line of Fraction 24;

Thence, N 88°08'15" W 1169.71 feet with the South line of Fraction 24 and said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, the same being the North line of said parcel conveyed to Schmidt (OR60, Pg851), and extending along the North line of said parcel conveyed to Simpson (OR526, Pg2488), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 12.079 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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**Subject to a 40 foot wide ingress/egress easement, with the following described centerline:**

Commencing at the Northeast corner of the above described 12.079 Acre parcel in Winner Road, and being the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT CENTERLINE** herein to be described:

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), with the following two (2) courses and distances:

- 1) S 53°02'27" E 396.24 feet to a point;
- 2) S 35°23'07" W 42.56 feet to a point, and being the **TERMINUS POINT** for this easement.

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. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 November of 2021 and May of 2022.

Dated 6/15/22



Job No. 3760-22AT-Tract4

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




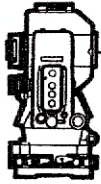
Legal Description Pre-Approval  
**APPROVED**  
 All transfers are subject to  
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JUN 15 2022

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 6/15/22



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### Legal Description Tract 5: 10.201 Acres Part Countrytyme Land Specialists, Ltd. O.R. Book 589, Page 1327

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Fraction 24 in Section 27, Township 6N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a part of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, also being part of Auditor's P.P.N. K010010056901, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Fraction 24 and the Southwest corner of a 21.2213 Acre parcel conveyed to Brian M. Poston, as recorded in O.R. Book 456, Page 1161;

Thence, S 87°33'15" E 981.13 feet with the South line of Fraction 24 and said 21.2213 Acre parcel conveyed to Poston (OR456, Pg1161), to a point in the centerline of New England Road (Co. Road 48) marking the Southwest corner of a 2.09 Acre parcel conveyed to John & Carol Simpson, as recorded in O.R. Book 564, Page 2533, and passing over a 5/8" o.d. iron pin found at 951.13 feet;

Thence, S 88°08'15" E 424.20 feet leaving New England Road continuing with the South line of Fraction 24, also being the South line of said parcel conveyed to Simpson (OR564, Pg.2533), to an iron pin set marking the Southwest corner of said 49.497 Acre parcel of which this description is a part, also being the Northwest corner of a 49.82 Acre parcel conveyed to John S. Simpson, as recorded in O.R. Book 526, Page 2488;

Thence, S 88°08'15" E 2019.71 feet with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589, Pg1327), of which this description is a part and Fraction 24, the same being the North line of said parcel conveyed to Simpson (OR526, Pg2488), and extending along the North line of a 40 Acre parcel conveyed to Jack G. Schmidt, Jr., as recorded in O.R. Book 60, Page 851), to an iron pin set marking the Southwest corner of a 25.49 Acre parcel conveyed to Jack G. Smith, Jr., as recorded in O.R. Book 60, 851, and passing over iron pins set at 200.00 feet, 600.00 feet, and 850.00 feet respectively;

Thence, N 02°51'29" E 251.33 feet with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, the same being the West line of said 25.49 Acre parcel conveyed to Schmidt (OR60, Pg851), to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the **10.201 Acre** parcel herein to be described;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, with the following three (3) courses and distances:

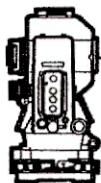
- 1) N 80°25'18" W 1214.36 feet to an iron pin set;
- 2) N 15°17'07" W 480.95 feet to an iron pin set;
- 3) N 31°52'47" W 268.48 feet to a point on the North line thereof, also being in Winner Road (Twp. Road 500), and passing over an iron pin set at 238.48 feet;

Thence, S 88°17'53" E 60.02 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, to a point in Winner Road;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, with the following three (3) courses and distances:

- 1) S 31°52'47" E 268.48 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 64°25'11" E 617.41 feet to an iron pin set;
- 3) S 86°59'38" E 726.30 feet to an iron pin set on the East line thereof, and being on the West line of said 25.49 Acre parcel conveyed to Schmidt (OR60, Pg851);

Thence, S 02°51'29" W 360.00 feet with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, the same being the West line of said 25.49 Acre parcel conveyed to Schmidt (OR60, Pg851), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **10.201 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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Ohio Phone: 1-800-551-5844

**Together with and subject to a 40 foot wide ingress/egress easement, with the following described centerline:**

Commencing at the Northwest corner of the above described 10.201 Acre parcel in Winner Road, and being the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT CENTERLINE** herein to be described:

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), with the following two (2) courses and distances:

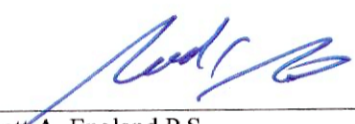
- 1) **S 53°02'27" E 396.24 feet** to a point;
- 2) **S 35°23'07" W 42.56 feet** to a point, and being the **TERMINUS POINT** for this easement.

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. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 November of 2021 and May of 2022.

Dated 6/15/22

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

Job No. 3760-22AT-Tract5

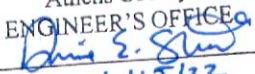
Legal Description Pre-Approval  
**APPROVED**  
 All transfers are subject to  
 Athens County Conveyance Standards

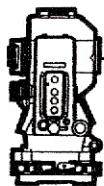
**JUN 15 2022**

Jill Thompson  
 Athens County Auditor



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 6/15/22



## 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 6: 9.227 Acres

### Part Countrytyme Land Specialists, Ltd. O.R. Book 589, Page 1327

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Fraction 24 in Section 27, Township 6N, Range 12W, and being more being more particularly described as follows;

Being a Survey of a part of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, also being part of Auditor's P.P.N. K010010056901, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Fraction 24 and the Southwest corner of a 21.2213 Acre parcel conveyed to Brian M. Poston, as recorded in O.R. Book 456, Page 1161;

Thence, S 87°33'15" E 981.13 feet with the South line of Fraction 24 and said 21.2213 Acre parcel conveyed to Poston (OR456, Pg1161), to a point in the centerline of New England Road (Co. Road 48) marking the Southwest corner of a 2.09 Acre parcel conveyed to John & Carol Simpson, as recorded in O.R. Book 564, Page 2533, and passing over a 5/8" o.d. iron pin found at 951.13 feet;

Thence, S 88°08'15" E 424.20 feet leaving New England Road continuing with the South line of Fraction 24, also being the South line of said parcel conveyed to Simpson (OR564, Pg.2533), to an iron pin set marking the Southwest corner of said 49.497 Acre parcel of which this description is a part, also being the Northwest corner of a 49.82 Acre parcel conveyed to John S. Simpson, as recorded in O.R. Book 526, Page 2488;

Thence, S 88°08'15" E 2019.71 feet with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589, Pg1327), of which this description is a part and Fraction 24, the same being the North line of said parcel conveyed to Simpson (OR526, Pg2488), and extending along the North line of a 40 Acre parcel conveyed to Jack G. Schmidt, Jr., as recorded in O.R. Book 60, Page 851), to an iron pin set marking the Southwest corner of a 25.49 Acre parcel conveyed to Jack G. Schmidt, Jr., as recorded in O.R. Book 60, 851, and passing over iron pins set at 200.00 feet, 600.00 feet, and 850.00 feet respectively;

Thence, N 02°51'29" E 611.33 feet with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, the same being the West line of said 25.49 Acre parcel conveyed to Schmidt (OR60, Pg851), to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 9.227 Acre parcel herein to be described, and passing over an iron pin set at 251.33 feet;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, with the following three (3) courses and distances:

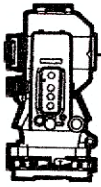
- 1) N 86°59'38" W 726.30 feet to an iron pin set;
- 2) N 64°25'11" W 617.41 feet to an iron pin set;
- 3) N 31°52'47" W 268.48 feet to a point on the North line thereof, also being in Winner Road (Twp. Road 500), and passing over an iron pin set at 238.48 feet;

Thence, S 88°17'53" E 154.76 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, to a point in Winner Road on the West line of a parcel conveyed to James Lee Allan, as recorded in O.R. Volume 499, Page 1670;

Thence with the boundary of said parcel conveyed to Allan (OR499, Pg1670), the same being the boundary line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589, Pg1327) of which this description is a part, with the following two (2) courses and distances:

- 1) S 00°47'42" E 123.87 feet to a 5/8" o.d. iron pin found, and passing over a 1" o.d. iron pin found at 13.89 feet;
- 2) S 88°00'40" E 1286.29 feet to a 5/8" o.d. iron pin found on the West line of said 25.49 Acre parcel conveyed to Smith (OR60, Pg851);





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Ohio Phone: 1-800-551-5844

Thence, S 02°51'29" W 360.00 feet with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., (OR589,Pg1327) of which this description is a part, the same being the West line of said 25.49 Acre parcel conveyed to Smith (OR60,Pg851), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 9.227 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

**Together with and subject to a 40 foot wide ingress/egress easement, with the following described centerline:**

Commencing at the Northeast corner of the above described 9.227 Acre parcel in Winner Road, also being the Northwest corner of parcels conveyed to James Lee Allan, as recorded in O.R. Volume 499, Page 1670;

Thence, N 88°17'53" W 214.78 feet with the North line of the above described 9.227 Acre parcel and extending in Winner Road, to a point marking the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT CENTERLINE** herein to be described:

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR589,Pg1327), with the following two (2) courses and distances:


- 1) S 53°02'27" E 396.24 feet to a point;
- 2) S 35°23'07" W 42.56 feet to a point, and being the **TERMINUS POINT** for this easement.

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. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 November of 2021 and May of 2022.

Dated 6/15/22

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

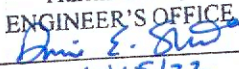
Job No. 3760-22AT-Tract6

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

JUN 15 2022

Jill Thompson  
 Athens County Auditor



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 6/15/22

**PROPERTY DESCRIPTION:**

Being a Survey of a 49.497 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 589, Page 1327, in the Athens County Deed Records, and being all of Auditor's P.P.N. K010010056901.

**BASIS OF BEARING**

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

# Plat of Survey

Township of Rome, County of Athens, State of Ohio, part Fraction 24 in Section 27, Township 6N, Range 12W.

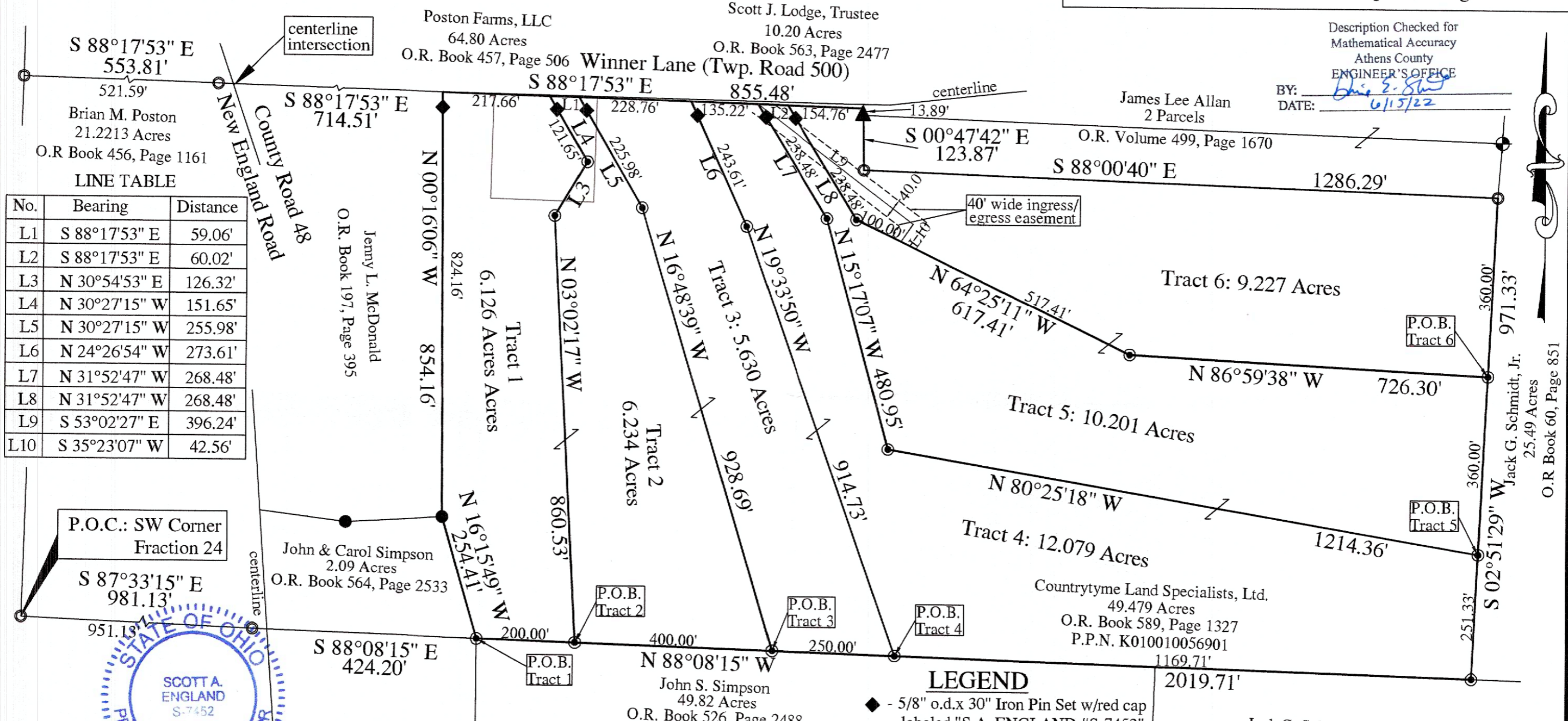
Description Checked for Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Chris E. England*  
DATE: *6/15/22*

James Lee Allan  
2 Parcels  
O.R. Volume 499, Page 1670

S 88°00'40" E

1286.29'



**LINE TABLE**

No.	Bearing	Distance
L1	S 88°17'53" E	59.06'
L2	S 88°17'53" E	60.02'
L3	N 30°54'53" E	126.32'
L4	N 30°27'15" W	151.65'
L5	N 30°27'15" W	255.98'
L6	N 24°26'54" W	273.61'
L7	N 31°52'47" W	268.48'
L8	N 31°52'47" W	268.48'
L9	S 53°02'27" E	396.24'
L10	S 35°23'07" W	42.56'

P.O.C.: SW Corner Fraction 24



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

Date: *6/15/22*  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

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

- LEGEND**
- ◆ - 5/8" o.d.x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452" @30.00' from centerline
  - - 3/4" o.d. Iron Pipe Found
  - - 5/8" o.d. Iron Pin Found
  - ⊙ - 5/8" o.d.x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452"
  - ▲ - 1" o.d. Iron Pin Found
  - ⊕ - Axle Found

Jack G. Schmidt, Jr.  
40 Acres  
O.R. Book 60, Page 851

