

E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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**Legal Description**  
**Tract 5: 208.758 Acres**  
**Part Countrytyme Land, LLC Parcel: O.R. Book 500, Pages 443-452**

Situated in the Township of York, County of Athens, State of Ohio, being part of the Northwest Quarter of Section 26 & part of the Southwest Quarter of Section 25, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows:

Being a Survey of Tracts 1 & 2 conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 500, Page 448, and 2 parcels conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 500, Page 443, in the Athens Deed Records, and being all of Auditor's Parcel No. P01-0010012800, P01-0010012900, and being part of Auditor's Parcels No. P01-0010016700, P01-0010016800, P01-0010015100, & P01-0010015800, and being part of Minerals P01-9990004202, P01-9990004101, and P01-9990003200, and further described as follows;

Commencing at a stone found w/'X'' marking the Section Corner common to Sections 19, 20, 25, and 26, being the Southeast corner of said 82.71 Acre parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448) of which this description is a part, also being the Southwest corner of a 64.298 Acre parcel conveyed to BJ Gambill, as recorded in O.R. Book 395, Page 724, being the Northeast corner of a 2.151 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 500, Page 508, and being the **PRINCIPLE PLACE OF BEGINNING** of the 208.758 Acre parcel herein to be described;

Thence, S 89°15'39" W 153.25 feet with the North line of Section 25 and said 2.151 Acre parcel conveyed to Countrytyme Land, LLC (O.R.500, Page 504), the same being the South line Section 26 and said 82.71 Acre parcel conveyed to Countrytyme Land, LLC (O.R. Book 500, Pg.448) of which this description is a part, to an iron pin set;

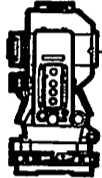
Thence, S 00°40'58" W 760.38 feet leaving said Section Line with the West line of said 2.151 Acre parcel conveyed to Countrytyme Land, LLC (O.R. Book 500, Page 504), and extending along the West line of a 0.91 Acre parcel conveyed to George Ann Kennedy, as recorded in O.R. Book 440, Page 2104, to an iron pin set marking the Southwest corner thereof, and passing over an iron pin set at 551.20 feet;

Thence, S 89°19'02" E 234.92 feet with the South line of said 0.91 Acre parcel conveyed to Kennedy (O.R.440, Pg.2104), to an iron pin set, and passing over the line between Section 25 and Section 19 at 153.20 feet;

Thence, N 09°29'02" W 176.00 feet with the East line of said 0.91 Acre parcel conveyed to Kennedy (O.R.440, Pg.2104), to an iron pin set marking the Southeast corner of said 2.151 Acre parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.504);

Thence with the East line of said 2.151 Acre parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.504), with the following three (3) courses and distances:

- 1) N 09°31'40" W 298.17 feet to an iron pin set, and passing over the line between Section 19 and Section 25 at 285.76 feet;
- 2) S 89°12'02" E 2.20 feet to an iron pin set on the line between said Section 25 & Section 19;
- 3) N 00°40'58" E 297.50 feet to the stone found w/'x'' previously marking the corner common to Sections 19, 20, 25, and 26;



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Thence, N 89°06'29" E 205.86 feet with the South line of Section 20 and said parcel conveyed to Gambill (O.R.395, Pg.724), the same being the North line of Section 19 and said parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448), to the centerline of a creek on the West line of a parcel conveyed to DN Johnson Family Athens, LLC, as recorded in O.R. Book 336, Page 2155, passing over a 5/8" o.d. iron pin found at 111.67 feet, and passing over a railroad spike set in the centerline of Carbondale Road (Co. Road 1) at 140.20 feet;

Thence with the East line of said 82.71 Acre parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.443), of which this description is a part, the same being the West line of said parcel conveyed to DN Johnson Family Athens, LLC (O.R.336, Pg.2155) and extending along the Westerly line of a 150 Acre parcel conveyed to John Wait Miles, as recorded in O.R. Book 305, Page 1098, with the following eighteen (18) courses and distances:

- 4) S 02°19'02" E 90.51 feet to an angle point;
- 5) S 65°40'58" W 117.48 feet to an angle point;
- 6) S 14°10'58" W 199.32 feet to an angle point;
- 7) S 06°19'02" E 126.06 feet to an angle point;
- 8) S 24°19'02" E 142.56 feet to an angle point;
- 9) S 23°10'58" W 44.88 feet to an angle point;
- 10) S 29°19'02" E 201.30 feet to an angle point;
- 11) S 07°40'58" W 95.70 feet to an angle point;
- 12) S 15°19'02" E 120.78 feet to an angle point;
- 13) S 27°19'02" E 141.24 feet to an angle point;
- 14) S 01°19'02" E 102.30 feet to an angle point;
- 15) S 22°19'02" E 83.82 feet to an angle point;
- 16) S 17°19'02" E 97.68 feet to an angle point;
- 17) S 01°19'02" E 133.32 feet to an angle point;
- 18) S 03°19'02" E 116.16 feet to an angle point;
- 19) S 03°10'58" W 341.22 feet to an angle point;
- 20) S 29°40'58" W 194.04 feet to an angle point;
- 21) S 84°40'58" W 276.38 feet leaving said creek to an iron pin set on the West line of Section 19, the same being the East line of Section 25 and a 498.65 Acre parcel conveyed to The State of Ohio Department of Natural Resources, as recorded in Deed Volume 293, Page 448, and passing over the centerline of Carbondale Road (Co. Road 1) at 257.82 feet;

Thence, N 00°40'58" E 833.75 feet with the East Line of Section 25 and said parcel conveyed to The Ohio Department of Natural Resources (D.V.293, Pg.448), the same being the West line of Section 19 and said parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448) of which this description is a part, to a concrete monument found on the Quarter Section Line;

Thence, S 88°24'34" W 2621.79 feet with said Quarter Section Line along the North line of said parcel conveyed to The Ohio Department of Natural Resources (D.V.293, Pg.448), the same being the South line said parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448) of which this description is a part, to a stone found w/'x' marking the Southeast corner of a 5.00 Acre parcel conveyed to James B. & Jeannetta L. Beal, as recorded in O.R. Book 132, Page 286;



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Thence with the boundary of said parcel conveyed to Beal (O.R.132, Pg.286), with the following two (2) courses and distances:

- 1) N 01°18'48" W 370.83 feet to an iron pin set;
- 2) S 89°51'16" W 561.03 feet to the centerline of Ten Spot Road (Twp. Road 270), and passing over a ¾" o.d. iron pipe found at 541.03 feet;

Thence with the centerline of said Ten Spot Road, with the following seven (7) courses and distances:

- 21) N 08°54'04" E 358.34 feet to an angle point;
- 22) N 10°57'56" E 137.87 feet to an angle point;
- 23) N 16°03'51" E 85.29 feet to an angle point;
- 24) N 27°24'27" E 301.05 feet to an angle point;
- 25) N 10°13'44" E 66.59 feet to an angle point;
- 26) N 08°15'26" W 85.30 feet to an angle point;
- 27) N 22°00'11" W 49.43 feet to the North line of Section 25, also being the South line of Section 26 and the Southwest corner of a 5.10 Acre parcel conveyed to James E. & Tammie M. Gilbraith, as recorded in O.R. Book 85, Page 482);

Thence, S 90°00'00" E 340.00 feet leaving Ten Spot Road with the South line of said 5.10 Acre parcel conveyed to Gilbraith (O.R.85, Pg.482), the same being the South line of Section 26, also being the North line of Section 25, to an iron pin set marking the Southwest corner of the Southeast Quarter of Section 26, and being the Northwest corner of the Northeast Quarter of Section 25;

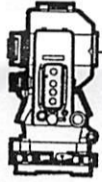
Thence, N 89°51'03" E 371.91 feet continuing with the line between Section 25 and Section 26, the same being the South line of said 5.10 Acre parcel conveyed to Gilbraith (O.R.85, Pg.482), to an iron pin found marking the Southeast corner thereof;

Thence, N 43°25'27" W 552.75 feet with the East line of said 5.10 Acre parcel conveyed to Gilbraith (O.R.85, Pg.482), to an iron pin set marking the Southeast corner of a 5.04 Acre parcel conveyed to Dale L. & Darlene L. Cecil, as recorded in O.R. Book 300, Page 791;

Thence, N 00°00'00" E 671.78 feet with the East line of said 5.04 Acre parcel conveyed to Cecil (O.R.300, Pg.791), to an iron pin set marking the Northeast corner thereof;

Thence, N 34°37'16" E 760.92 feet with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448) of which this description is a part, to an iron pin set on the North line thereof, and being on the South line of an 8.543 Acre parcel conveyed to Richard L. Callahan, as recorded in O.R. Book 296, Page 2545);

Thence, N 81°13'09" E 1202.49 feet with the North line of said 82.71 Acre parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Callahan to (O.R.296, Pg.2545), to an iron pin set marking the Southwest corner of a 5.11 Acre parcel conveyed to Kevin E. O'Neil, as recorded in O.R. Book 386, Page 1398;



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Thence, N 89°42'21" E 1055.79 feet with the North line of said 82.71 Acre parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448) of which this description is a part, the same being the South line of said parcel conveyed to O'Nail (O.R.386, Pg.1398), to a 5/8" o.d. iron pin found marking the Southeast corner of a 5.00 Acre parcel conveyed to Kevin O'Nail, as recorded in O.R. Book 386, Page 1398, being on the East line of Section 26, and being on the West line of Section 20 and said parcel conveyed to Gambill (O.R. 395, Pg.724);

Thence, S 00°49'35" W 1859.31 feet with the line between Section 20 and Section 26, the same being the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.500, Pg.448), also being the West line of said parcel conveyed to Gambill (O.R.395, Pg.724), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **208.758 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The above described 208.758 Acre parcel contains 12.139 Acres in Section 19, 91.393 Acres in Section 25, and 105.226 Acres in Section 26;

The bearings of the above description are based on the East line of Section 26, as being S 00°49'35" W, and is an assumed Meridian used to denote angles only.

The above description was based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor # S-7452 in July of 2014.

Dated

10/13/14

2645-14AT-tract5-REV1

\_\_\_\_\_  
 Scott A. England, P.S.

Ohio Registered Surveyor # S-7452

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: Brach Williams  
 DATE: 10/14/14



# Plat of Survey

Township of York, County of Athens, State of Ohio, part SE Quarter Section 19, part West Half Section 26, & part NW Quarter Section 25, Township 12N, Range 15W, of The Ohio Company's Purchase.

PREPARED FOR:  
COUNTRYTYME REALTY  
Lancaster, Ohio

Parcel 'A' — Countrytyme Land, LLC  
2.151 Acres  
O.R. Book 500, Page 504  
P.P.N. P01-0010012600

Parcel 'B' — George Ann Kennedy  
0.91 Acres  
O.R. Book 440, Page 2104  
P.P.N. P01-0010012700

**PROPERTY LOCATION:**

Situated in the Township of York, County of Athens, State of Ohio, being a part of the Southeast Quarter of Section 19, part of the Northwest Quarter of Section 25, and part of the West Half of Section 26, Township 12N, Range 15W, of the Ohio Company's Purchase.

Being a Survey of Tracts 1 & 2 conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 500, Page 448, and O.R. Book 500, Page 443, in the Athens County Deed Records, and being all of Auditor's Parcel No. P01-0010012800 & P01-0010012900, and being part of Auditor's Parcel's No. P01-0010015100, P01-0010015800, P01-0010016700, & P01-0010016800.

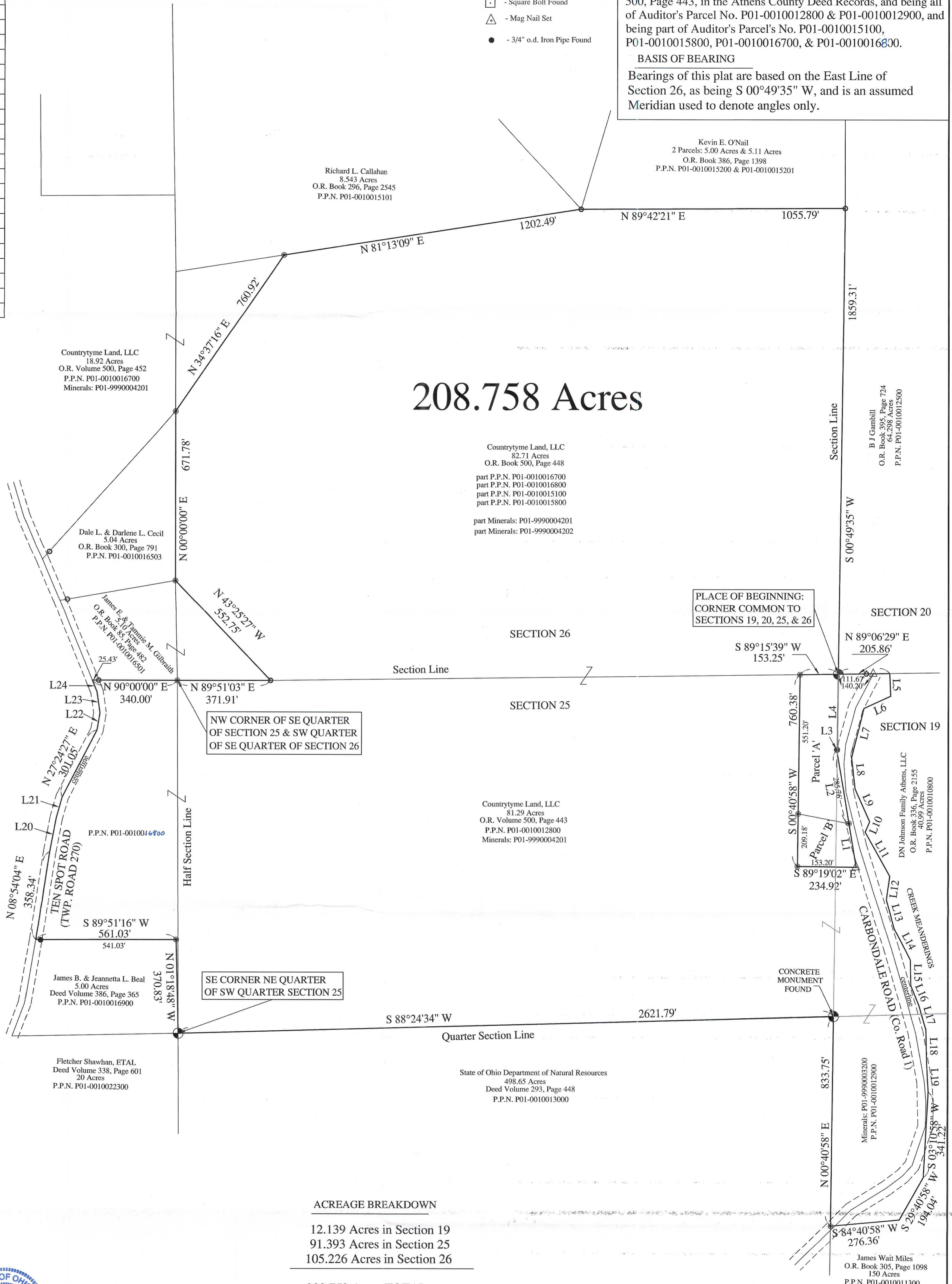
**BASIS OF BEARING**

Bearings of this plat are based on the East Line of Section 26, as being S 00°49'35" W, and is an assumed Meridian used to denote angles only.

No.	Bearing	Distance
L1	N 09°29'02" W	176.00'
L2	N 09°31'40" W	298.17'
L3	S 89°12'02" E	2.20'
L4	N 00°40'58" E	297.50'
L5	S 02°19'02" E	90.51'
L6	S 65°40'58" W	117.48'
L7	S 14°10'58" W	199.32'
L8	S 06°19'02" E	126.06'
L9	S 24°19'02" E	142.56'
L10	S 23°10'58" W	44.88'
L11	S 29°19'02" E	201.30'
L12	S 07°40'58" W	95.70'
L13	S 15°19'02" E	120.78'
L14	S 27°19'02" E	141.24'
L15	S 01°19'02" E	102.30'
L16	S 22°19'02" E	83.82'
L17	S 17°19'02" E	97.68'
L18	S 01°19'02" E	133.32'
L19	S 03°19'02" E	116.16'
L20	N 10°57'56" E	137.87'
L21	N 16°03'51" E	85.29'
L22	N 10°13'44" E	66.59'
L23	N 08°15'26" W	85.30'
L24	N 22°00'11" W	49.43'

**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- ⊙ - 3/8" Rebar-30" long w/ Red I.D. Cap Labeled S.A. England #7452
- ⊕ - Stone Found w/'X'
- - Square Bolt Found
- △ - Mag Nail Set
- - 3/4" o.d. Iron Pipe Found



**ACREAGE BREAKDOWN**

12.139 Acres in Section 19  
91.393 Acres in Section 25  
105.226 Acres in Section 26

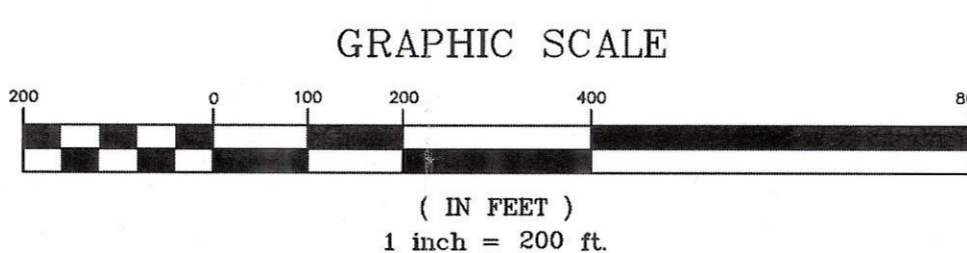
208.758 Acres TOTAL



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Scott A. England*  
DATE: 10/14/14

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: 10/14/14  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452



PREPARED BY:  
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