



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: 6.147 Acres
Part Countrytyme Land Specialists, Ltd. O.R. Book 595, Page 335

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, also being part of Auditor's P.P.N. P010010010602, and further described as follows;

Commencing for reference at a 3/4" o.d. iron pipe found on the South line of York Township marking the Southeast corner of Section 19, the same being the Northeast corner of Section 24 of Waterloo Township (Township 12N, Range 15W);

Thence, N 86°07'06" W 1572.75 feet with the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township, to a 5/8" o.d. iron pin found in the centerline of Pedigo Ridge Road (Twp. Road 266) marking the Southeast corner of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, also being the Northeast corner of a parcel conveyed to Amelia M. Jenne, as recorded in O.R. Book 559, Page 1371, and being the **PRINCIPLE PLACE OF BEGINNING** of the 6.147 Acre parcel herein to be described;

Thence, N 86°18'53" W 997.03 feet leaving Pedigo Ridge Road with the South line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part and the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township and said parcel conveyed to Penne, to a 3/4" o.d. iron pipe found marking the Southwest corner of said 43.982 Acre parcel, the same being the Southeast corner of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over an iron pin set at 33.00 feet;

Thence, N 02°29'54" E 230.00 feet leaving said Section & Township Line with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker, to an iron pin set;

Thence, with a line across said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, with the following two (2) courses and distances:

- 1) S 89°51'16" E 805.93 feet to an iron pin set;
- 2) N 42°03'05" E 215.00 feet to a point on the East line thereof in the centerline of said Pedigo Ridge Road, and passing over an iron pin set at 182.00 feet;

Thence, with the centerline of Pedigo Ridge Road, the same being the East line of said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, with the following three (3) courses and distances:

- 1) S 04°05'56" E 88.37 feet to a point;
- 2) S 06°20'22" E 93.03 feet to a point;
- 3) S 03°53'22" E 271.49 feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains 6.147 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 June of 2022.

Dated 7/21/22

Job No. 3875-22AT-Tract I

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

JUL 28 2022

Jill Thompson
 Athens County Auditor

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 7/21/22



JUL 28 2022

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
Tract 2: 6.097 Acres
Part Countrytyme Land Specialists, Ltd. O.R. Book 595, Page 335

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, also being part of Auditor's P.P.N. P010010010600 and further described as follows;

Commencing for reference at a 3/4" o.d. iron pipe found on the South line of York Township marking the Southeast corner of Section 19, the same being the Northeast corner of Section 24 of Waterloo Township (Township 12N, Range 15W);

Thence, N 86°07'06" W 1572.75 feet with the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township, to a 5/8" o.d. iron pin found in the centerline of Pedigo Ridge Road (Twp. Road 266) marking the Southeast corner of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, also being the Northeast corner of a parcel conveyed to Amelia M. Jenne, as recorded in O.R. Book 559, Page 1371;

Thence, N 86°18'53" W 997.03 feet leaving Pedigo Ridge Road with the South line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part and the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township and said parcel conveyed to Penne, to a 3/4" o.d. iron pipe found marking the Southwest corner of said 43.982 Acre parcel, the same being the Southeast corner of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over an iron pin set at 33.00 feet;

Thence, N 02°29'54" E 230.00 feet leaving said Section & Township Line with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 6.097 Acre parcel herein to be described;

Thence, N 02°29'54" E 245.00 feet with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker (OR271,Pg139), to an iron pin set;

Thence, N 84°26'26" E 977.31 feet with a line across said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, to a point on the East line thereof in the centerline of said Pedigo Ridge Road, and passing over an iron pin set at 944.31 feet;

Thence, with the centerline of Pedigo Ridge Road, the same being the East line of said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, with the following three (3) courses and distances:

- 1) S 22°58'06" W 37.07 feet to a point;
- 2) S 12°05'07" W 70.37 feet to a point;
- 3) S 03°05'26" W 79.02 feet to a point;

Thence leaving Pedigo Ridge Road with a line across said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, with the following two (2) courses and distances:

- 1) S 42°03'05" W 215.00 feet to an iron pin set, and passing over an iron pin set at 33.00 feet;
- 2) N 89°51'16" W 805.93 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 6.097 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 June of 2022.

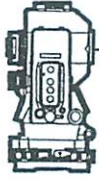
Dated 7/28/22

Job No. 3875-22AT-Tract2


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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: June S. - 8/10
 DATE: 7/28/22





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 3: 5.100 Acres
Part Countrytyme Land Specialists, Ltd. O.R. Book 595, Page 335

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, also being part of Auditor's P.P.N. P010010010602 and further described as follows;

Commencing for reference at a 3/4" o.d. iron pipe found on the South line of York Township marking the Southeast corner of Section 19, the same being the Northeast corner of Section 24 of Waterloo Township (Township 12N, Range 15W);

Thence, N 86°07'06" W 1572.75 feet with the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township, to a 5/8" o.d. iron pin found in the centerline of Pedigo Ridge Road (Twp. Road 266) marking the Southeast corner of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, also being the Northeast corner of a parcel conveyed to Amelia M. Jenne, as recorded in O.R. Book 559, Page 1371;

Thence, N 86°18'53" W 997.03 feet leaving Pedigo Ridge Road with the South line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part and the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township and said parcel conveyed to Penne, to a 3/4" o.d. iron pipe found marking the Southwest corner of said 43.982 Acre parcel, the same being the Southeast corner of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over an iron pin set at 33.00 feet;

Thence, N 02°29'54" E 475.00 feet leaving said Section & Township Line with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 5.100 Acre parcel herein to be described;

Thence, N 02°29'54" E 283.74 feet continuing with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker, to a 3/4" o.d. iron pipe found;

Thence, S 88°33'50" E 1031.12 feet with a line across said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, to a point on the East line thereof in the centerline of said Pedigo Ridge Road, and passing over an iron pin set at 998.12 feet;

Thence, S 23°22'53" W 177.52 feet with the centerline of Pedigo Ridge Road, the same being the East line of said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, to a point;

Thence, S 84°26'26" W 977.31 feet leaving Pedigo Ridge Road with a line across said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 33.00 feet, and containing 5.100 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 June of 2022.

Dated 7/21/22

Job No. 3875-22AT-Tract3

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

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

JUL 28 2022

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY:
 DATE: 7/28/22



JUL 28 2022

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
Tract 4: 8.106 Acres
Part Countrytyme Land Specialists, Ltd. O.R. Book 595, Page 335

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, also being part of Auditor's P.P.N. P010010010600, and further described as follows;

Commencing for reference at a 3/4" o.d. iron pipe found on the South line of York Township marking the Southeast corner of Section 19, the same being the Northeast corner of Section 24 of Waterloo Township (Township 12N, Range 15W);

Thence, N 86°07'06" W 1572.75 feet with the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township, to a 5/8" o.d. iron pin found in the centerline of Pedigo Ridge Road (Twp. Road 266) marking the Southeast corner of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, also being the Northeast corner of a parcel conveyed to Amelia M. Jenne, as recorded in O.R. Book 559, Page 1371;

Thence, N 86°18'53" W 997.03 feet leaving Pedigo Ridge Road with the South line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part and the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township and said parcel conveyed to Penne, to a 3/4" o.d. iron pipe found marking the Southwest corner of said 43.982 Acre parcel, the same being the Southeast corner of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over an iron pin set at 33.00 feet;

Thence, N 02°29'54" E 758.74 feet leaving said Section & Township Line with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker, to a 3/4" o.d. iron pipe found, being the **PRINCIPLE PLACE OF BEGINNING**, of the **8.106 Acre** parcel herein to be described, and passing over iron pins set at 230.00 feet and 475.00 feet;

Thence continuing with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker, with the following two (2) courses and distances:

- 1) N 84°50'47" W 217.00 feet to a 3/4" o.d. iron pipe found;
- 2) N 07°11'46" E 236.76 feet to an iron pin set;

Thence, N 89°15'05" E 1338.04 feet with a line across said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, to a point on the East line thereof in the centerline of said Pedigo Ridge Road, and passing over an iron pins set at 371.74 feet and 1305.04 feet;

Thence, with the centerline of Pedigo Ridge Road, the same being the East line of said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, with the following three (3) courses and distances:

- 1) S 20°17'28" W 116.12 feet to a point;
- 2) S 22°38'36" W 88.06 feet to a point;
- 3) S 23°22'53" W 117.15 feet to a point;

Thence, N 88°33'50" W 1031.12 feet leaving Pedigo Ridge Road with a line across said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 33.00 feet, and containing **8.106 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

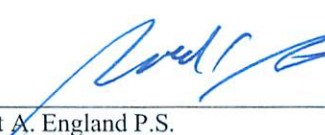
The bearings of the above description are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

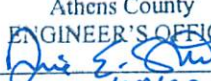
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

Dated 7/28/22

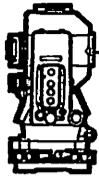
Job No. 3875-22AT-Tract4


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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 7/28/22





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 5: 6.456 Acres Part Countrytyme Land Specialists, Ltd. O.R. Book 595, Page 335

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, also being part of Auditor's P.P.N. P010010010600, and further described as follows;

Commencing for reference at a 3/4" o.d. iron pipe found on the South line of York Township marking the Southeast corner of Section 19, the same being the Northeast corner of Section 24 of Waterloo Township (Township 12N, Range 15W);

Thence, N 86°07'06" W 1572.75 feet with the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township, to a 5/8" o.d. iron pin found in the centerline of Pedigo Ridge Road (Twp. Road 266) marking the Southeast corner of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, also being the Northeast corner of a parcel conveyed to Amelia M. Jenne, as recorded in O.R. Book 559, Page 1371;

Thence, N 86°18'53" W 997.03 feet leaving Pedigo Ridge Road with the South line of said 43.982 Acre parcel (OR595,Pg335) of which this description is a part and the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township and said parcel conveyed to Penne, to a 3/4" o.d. iron pipe found marking the Southwest corner of said 43.982 Acre parcel, the same being the Southeast corner of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over an iron pin set at 33.00 feet;

Thence with the West line of said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker (OR271,Pg139), with the following three (3) courses and distances;

- 1) N 02°29'54" E 758.74 feet to a 3/4" o.d. iron pipe found;
- 2) N 84°50'47" W 217.00 feet to a 3/4" o.d. iron pipe found;
- 3) N 07°11'46" E 236.76 feet to an iron pin set;

Thence, N 89°15'05" E 371.74 feet with a line across said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 6.456 Acre parcel herein to be described;

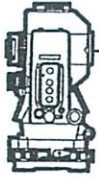
Thence continuing across said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, with the following two (2) courses and distances:

- 1) N 37°27'01" E 430.61 feet to an iron pin set;
- 2) S 86°39'40" E 820.00 feet to a point in the centerline of said Pedigo Ridge Road, and passing over an iron pin set at 787.00 feet;

Thence, with the centerline of Pedigo Ridge Road, the same being the East line of said 43.982 Acre parcel (OR595,Pg.335), of which this description is a part, with the following three (3) courses and distances:

- 1) S 22°31'14" W 173.40 feet to a point;
- 2) S 21°38'35" W 118.21 feet to a point;
- 3) S 20°17'28" W 12.17 feet to a point;

Thence, S 89°15'05" W 966.30 feet leaving Pedigo Ridge Road with a line across said 43.982 Acre parcel (OR595,Pg.335) of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 33.00 feet, and containing 6.456 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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

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 June of 2022.


Dated 7/21/22



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

Job No. 3875-22AT-Tract5

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

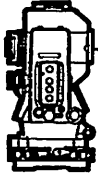
BY: 
 DATE: 7/29/22

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

JUL 28 2022

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 Tract 6: 12.075 Acres Part Countrytyme Land Specialists, Ltd. O.R. Book 595, Page 335

Situated in the Township of York, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company Purchase, and being more being more particularly described as follows;

Being a Survey of a part of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, also being part of Auditor's P.P.N. P010010010600, and further described as follows;

Commencing for reference at a 3/4" o.d. iron pipe found on the South line of York Township marking the Southeast corner of Section 19, the same being the Northeast corner of Section 24 of Waterloo Township (Township 12N, Range 15W);

Thence, N 86°07'06" W 1572.75 feet with the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township, to a 5/8" o.d. iron pin found in the centerline of Pedigo Ridge Road (Twp. Road 266) marking the Southeast corner of said 43.982 Acre parcel (OR595, Pg.335) of which this description is a part, also being the Northeast corner of a parcel conveyed to Amelia M. Jenne, as recorded in O.R. Book 559, Page 1371;

Thence, N 86°18'53" W 997.03 feet leaving Pedigo Ridge Road with the South line of said 43.982 Acre parcel (OR595, Pg.335) of which this description is a part and the South line of Section 19 and York Township, the same being the North line of Section 24 and Waterloo Township and said parcel conveyed to Penne, to a 3/4" o.d. iron pipe found marking the Southwest corner of said 43.982 Acre parcel, the same being the Southeast corner of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over an iron pin set at 33.00 feet;

Thence with the West line of said 43.982 Acre parcel (OR595, Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker (OR271, Pg.139), with the following three (3) courses and distances;

- 1) N 02°29'54" E 758.74 feet to a 3/4" o.d. iron pipe found;
- 2) N 84°50'47" W 217.00 feet to a 3/4" o.d. iron pipe found;
- 3) N 07°11'46" E 236.76 feet to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 12.075 Acre parcel herein to be described;

Thence, N 07°11'46" E 634.00 feet continuing with the West line of said 43.982 Acre parcel (OR595, Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker (OR271, Pg.139), to a 3/4" o.d. iron pipe found;

Thence, S 86°12'17" E 1466.62 feet continuing with the boundary of said 43.982 Acre parcel (OR595, Pg.335) of which this description is a part, the same being the East line of said parcel conveyed to Walker (OR271, Pg.139), and extending along the South line of a parcel conveyed to William L. Willis, Sr., Trustee, as recorded in O.R. Book 525, Page 1837, to a point on the East line thereof in the centerline of said Pedigo Ridge Road, and passing over 3/4" o.d. iron pipes found at 135.46 feet and 1433.58 feet;

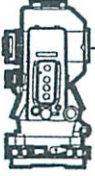
Thence, with the centerline of Pedigo Ridge Road, the same being the East line of said 43.982 Acre parcel (OR595, Pg.335), of which this description is a part, with the following two (2) courses and distances:

- 1) S 19°21'58" W 99.61 feet to a point;
- 2) S 22°31'14" W 150.48 feet to a point;

Thence leaving Pedigo Ridge Road with a line across said 43.982 Acre parcel (OR595, Pg.335) of which this description is a part, with the following three (3) courses and distances:

- 1) N 86°39'40" W 820.00 feet to an iron pin set, and passing over an iron pin set at 33.00 feet;
- 2) S 37°27'01" W 430.61 feet to an iron pin set;
- 3) S 89°15'05" W 371.74 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 12.075 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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

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".

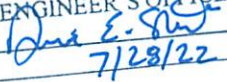
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

Dated 7/28/22



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

Job No. 3875-22AT-Tract6

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 7/28/22



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

JUL 28 2022

Jill Thompson
 Athens County Auditor

Plat of Survey

Township of York, County of Athens, State of Ohio, part Southeast Quarter Section 19, Township 12N, Range 15W, Ohio Company Purchase

PROPERTY LOCATION:

Being a Survey of a 43.982 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 595, Page 335, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-0010010602.

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD1983).

PREPARED FOR:

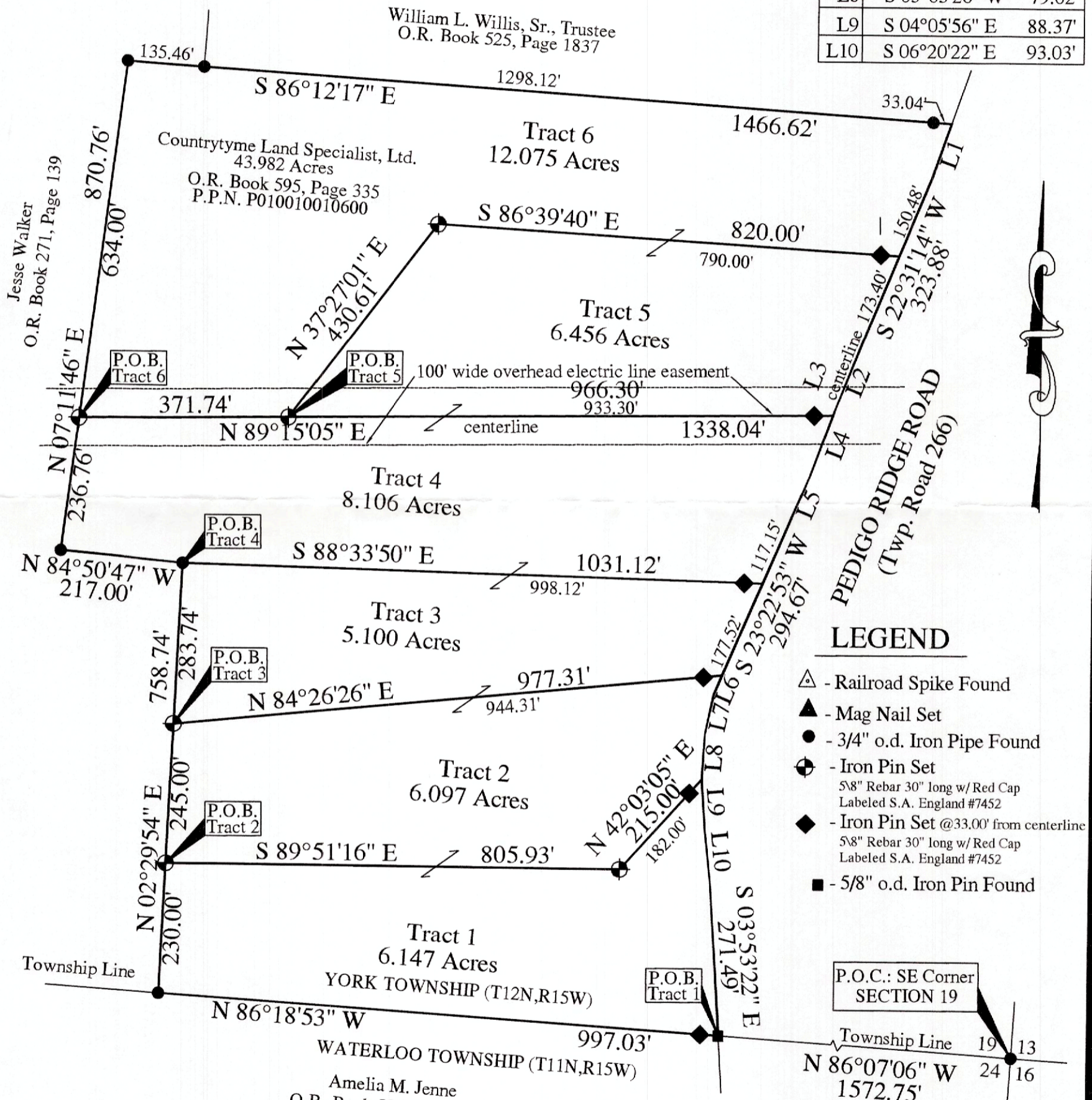
Countrytyme Land Specialists, Ltd.

RELATED DOCUMENTS

1) 2021 Survey of 43.982 Acres by Timothy H. Linn, P.S. 7113

LINE TABLE

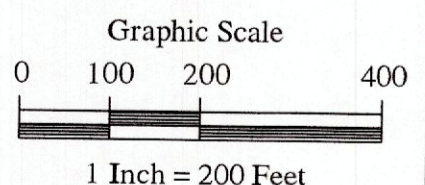
No.	Bearing	Distance
L1	S 19°21'58" W	99.61'
L2	S 21°38'35" W	118.21'
L3	S 20°17'28" W	12.17'
L4	S 20°17'28" W	116.12'
L5	S 22°38'36" W	88.06'
L6	S 22°58'06" W	37.07'
L7	S 12°05'07" W	70.37'
L8	S 03°05'26" W	79.02'
L9	S 04°05'56" E	88.37'
L10	S 06°20'22" E	93.03'



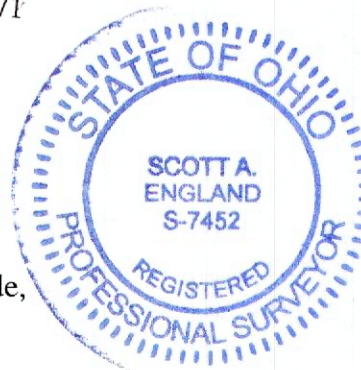
LEGEND

- △ - Railroad Spike Found
- ▲ - Mag Nail Set
- - 3/4" o.d. Iron Pipe Found
- ⊕ - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- ◆ - Iron Pin Set @33.00' from centerline
5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- - 5/8" o.d. Iron Pin Found

P.O.C.: SE Corner SECTION 19
Township Line 19 13
Township Line 24 16
N 86°07'06" W 1572.75'



Description Checked for Mathematical Accuracy
Athens County ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/21/22



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 7/21/22
[Signature]
Scott A. England, P.S.
Ohio Registered Surveyor #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