

JUN 24 2024

Jill Davidson
Athens County Auditor



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Legal Description
Tract 3: 10.236 Acres
Part Zion Ventures, LLC Parcel: O.R. Book 611, Page 2435

Situated in the Township of Alexander, County of Athens, State of Ohio, and being part of Lot 1 in Section 25 & 31, Township 8N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 60.641 Acre parcel (per T.D.) conveyed to Zion Ventures, LLC, as recorded in O.R. Book 611, Page 2435, in the Athens County Deed Records, also being part of Auditor's P.P.N. B01-001008800, and further described as follows;

Commencing at a point marking the Northeast corner of Lot 2 and the Northwest corner of Lot 1, being on the North line of a 61.29 Acre parcel conveyed to Justin M. Smith, as recorded in O.R. Book 47, Page 858, also being on the South line of a parcel conveyed to Amvets Post #93, as recorded in O.R. Book 178, Page 368;

Thence, S 85°40'23" E 172.09 feet with the North line of Lot 1 and said parcel conveyed to Smith, also being the South line of said parcel conveyed to Amvets Post #93 to a point in the centerline of Setty Road marking the Northeast corner of said parcel conveyed to Zion Ventures, LLC, of which this description is a part, also being the Southwest corner of a 4.00 Acre parcel conveyed to Benjamin A. Wachenschwanz, as recorded in O.R. Book 582, Page 1180, and passing over a 5/8" o.d. iron pin found at 152.09 feet;

Thence, S 85°40'23" E 352.21 feet leaving Setty Road with the North line of Lot 1 and said parcel conveyed to Zion Ventures, LLC, also being the South line of said parcel conveyed to Wachenschwanz, to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 10.236 Acre parcel herein to be described, and passing over an iron pin set at 30.00 feet;

Thence, S 85°40'23" E 945.08 feet continuing with the North line of Lot 1 and said parcel conveyed to Zion Ventures, LLC, the same being the South line of said parcel conveyed to Wachenschwanz and extending along the South line of a parcel conveyed to Larry Joe Caldwell, as recorded in O.R. Book 456, Page 230, to a point in the centerline of State Route 681, and passing over an iron pin set at 915.08 feet;

Thence with the centerline of State Route 681, the same being the East line of said parcel conveyed to Zion Ventures, LLC, with the following three (3) courses and distances:

- 1) S 34°17'48" E 123.20 feet to a point;
- 2) S 29°50'11" E 207.51 feet to a point;
- 3) S 31°04'47" E 42.00 feet to a point;

Thence with a line across said parcel conveyed to Zion Ventures, LLC, with the following five (5) courses and distances:

- 1) S 58°27'20" W 100.13 feet to an iron pin set, and passing over an iron pin set at 40.00 feet;
- 2) S 83°31'50" W 95.71 feet to an iron pin set;
- 3) N 66°28'15" W 65.42 feet to an iron pin set;
- 4) S 81°14'23" W 817.53 feet to an iron pin set;
- 5) N 09°06'49" W 557.66 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 10.236 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System 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 May of 2024.

Dated 6/18/24

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 6/20/24

[Signature]
Scott A. England P.S.



Plat of Survey

Township of Alexander, County of Athens, State of Ohio, part Farm Lot 1 in Section 25 & 31, Township 8N, Range 14W

RELATED DOCUMENTS

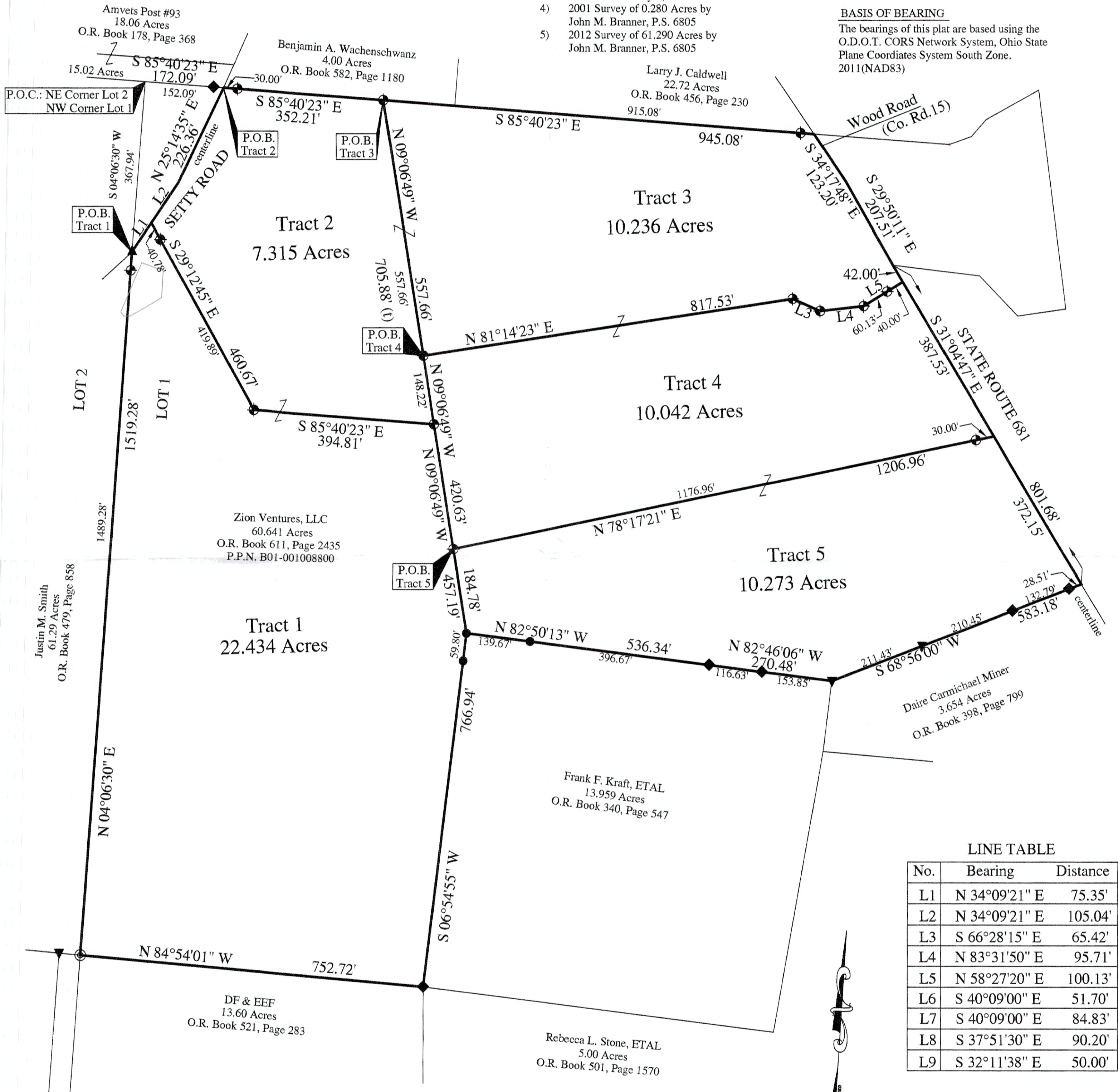
- 1) 2004 Survey of 13.959 Acres by Kenneth Highland, P.S. 7582
- 2) 1989 Survey of 5.00 Acres by John M. Branner, P.S. 6805
- 3) 1992 Survey of 5.218 Acres by Leonard F. Swoyer, Jr.
- 4) 2001 Survey of 0.280 Acres by John M. Branner, P.S. 6805
- 5) 2012 Survey of 61.290 Acres by John M. Branner, P.S. 6805

PROPERTY LOCATION:

Being a Survey of a part of a 60.641 Acre parcel conveyed to Zion Ventures, LLC, as recorded in O.R. Book 611, Page 2435, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-0010088000.

BASIS OF BEARING

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

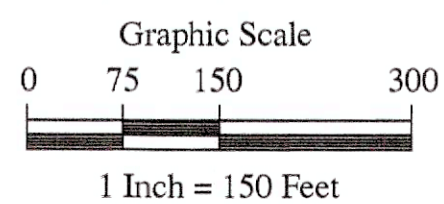


LINE TABLE

No.	Bearing	Distance
L1	N 34°09'21" E	75.35'
L2	N 34°09'21" E	105.04'
L3	S 66°28'15" E	65.42'
L4	N 83°31'50" E	95.71'
L5	N 58°27'20" E	100.13'
L6	S 40°09'00" E	51.70'
L7	S 40°09'00" E	84.83'
L8	S 37°51'30" E	90.20'
L9	S 32°11'38" E	50.00'

LEGEND

- ▲ - Mag Nail Set
- - Stone Found
- ⊙ - 5/8" o.d. Iron Pin Found capped "Branner"
- ▼ - 5/8" o.d. Iron Pin Found capped "Swoyer"
- - 5/8" o.d. Iron Pin Found capped "Highland"
- ◆ - 5/8" o.d. Iron Pin Found capped (no cap)
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 6/20/24

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

Dated 6/12/24
Scott A. England, P.S.
Ohio Registered Surveyor #7452

PREPARED BY:

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