

JUN 24 2024

Jill Davidson
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 5: 10.273 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, and passing over an iron pin set at 30.00 feet;

Thence, S 09°06'49" E 978.29 feet with a line across said parcel conveyed to Zion Ventures, LLC, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 10.273 Acre parcel herein to be described, and passing over an iron pin set at 557.66;

Thence, N 78°17'21" E 1206.96 feet continuing across said parcels conveyed to Zion Ventures, LLC, to a point in the centerline of State Route 681, also being on the East line thereof, and passing over an iron pin set at 1176.96 feet;

Thence, S 31°04'47" E 372.15 feet with the centerline of State Route 681, the same being the East line of said parcel conveyed to Zion Ventures, LLC, to a point marking the Northeast corner of a 3.654 Acre parcel conveyed to Daire Carmichael Miner, as recorded in O.R. Book 398, Page 799;

Thence, S 68°56'00" W 583.18 feet leaving State Route 681 with the South line of said parcel conveyed to Zion Ventures, LLC, the same being the North line of said parcel conveyed to Miner, to a 5/8" o.d. iron pin found capped "Swoyer" at the Northeast corner of a 13.959 Acre parcel conveyed to Frank F. Kraft ETAL, as recorded in O.R. Book 340, Page 547;

Thence continuing with the South line of said parcel conveyed to Zion Ventures, LLC, also being the North line of said parcel conveyed to Kraft, ETAL, with the following two (2) courses and distances:

- 1) N 82°46'06" W 270.48 feet to a 5/8" o.d. iron pin found (no cap), and passing over a 5/8" o.d. iron pin found (no cap) at 153.85 feet;
- 2) N 82°50'13" W 536.34 feet to a 5/8" o.d. iron pin found capped "Highland", and passing over a 5/8" o.d. iron pin found capped "Highland" 396.67 feet;


Thence, N 09°06'49" W 184.78 feet with a line across said parcel conveyed to Zion Ventures, LLC, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 10.273 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


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

Job No. 4298-24AT-Tract5

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 6/20/24



