



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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**Legal Description**

**11.672 Acres**

**Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 608, Page 1437**

Situated in the Township of Alexander, County of Athens, State of Ohio, and being part of Lease Lot 2 in Section 2, Township 8N, Ragne 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 61.66 Acre parcel conveyed to Countrytyme Land Specialist, Ltd., as recorded in O.R. Book 608, Page 1437 in the Athens County Deed Records, also being part of Auditor's P.P.N. B01-001-003-95.00, and further described as follows;

Commencing at an iron pin set marking the Southeast corner of Lease Lot 2 on the South on the South line of Section 2, and being the Southeast corner of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part;

Thence, N 03°32'48" E 967.60 feet with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the East line of Lease Lot 2, the same being the West line of Lease Lot 1, to a mag spike set in the centerline of McGrath Road (Twp. Road 50) marking the Southwest corner of a parcel conveyed to William R. Dix, III, ETAL, as recorded in O.R. Book 342, Page 1406, and being the PRINCIPLE PLACE OF BEGINNING of the 11.672 Acre parcel herein to be described;

Thence with centerline of McGrath Road across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following five (5) courses and distances:

- 1) N 89°24'20" W 58.29 feet to a point;
- 2) S 75°04'13" W 88.90 feet to a point;
- 3) S 69°05'49" W 340.07 feet to a point;
- 4) S 73°11'28" W 140.30 feet to a point of curvature;
- 5) With a curve to the left (Radius = 255.05 feet, Delta Angle 16°14'39", Arc Length 72.31 feet) with a chord bearing S 62°27'15" W 72.07 feet to a mag nail set;

Thence, N 05°53'05" E 966.20 feet leaving McGrath Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set on the North line thereof, also being on the South line of a parcel conveyed to Jeffrey A. & Rhonda Hart, as recorded in O.R. Book 458, Page 2227, and passing over an iron pin set at 30.00 feet;

Thence, S 85°39'23" E 606.00 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of said parcel conveyed to Hart, to a 5/8" o.d. iron pin found on the East line of Lease Lot 2, also being the West line of Lease Lot 1 and said parcel conveyed to William R. Dix, III, ETAL;

Thence, S 03°32'48" W 699.02 feet with the East line of Lease Lot 2 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of Lease Lot 1 and said parcel conveyed to William R. Dix, III, ETAL, to the PRINCIPLE PLACE OF BEGINNING, passing over a 5/8" o.d. iron pin found capped "McPeek" at 670.62 feet, and containing 11.672 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 October of 2023.

Dated 11/2/23

Job No. 4203-23AT-11.672Ac

Legal Description Pre-Approval

**APPROVED**

All transfers are subject to Athens County Conveyance Standards

NOV 02 2023

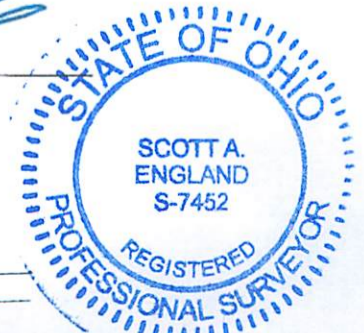
Jill Davidson  
Athens County Auditor



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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Chris E. Shaw  
DATE: 11/2/23



# Plat of Survey

## Township of Alexander, County of Athens, State of Ohio, pt. Lease Lot 2 in Section 2, Township 8N, Range 14W, Ohio Company's Purchase

**PROPERTY LOCATION:**

Being a Survey of a part of a parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 608, Page 1437, in the Athens County Deed Records, also being part of Auditor's P.P.N. B01-001-003-95.00.

**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)

State Plane Coordinates  
Ohio South Zone  
Northing (442,497.94)  
Easting (2,086,433.17)

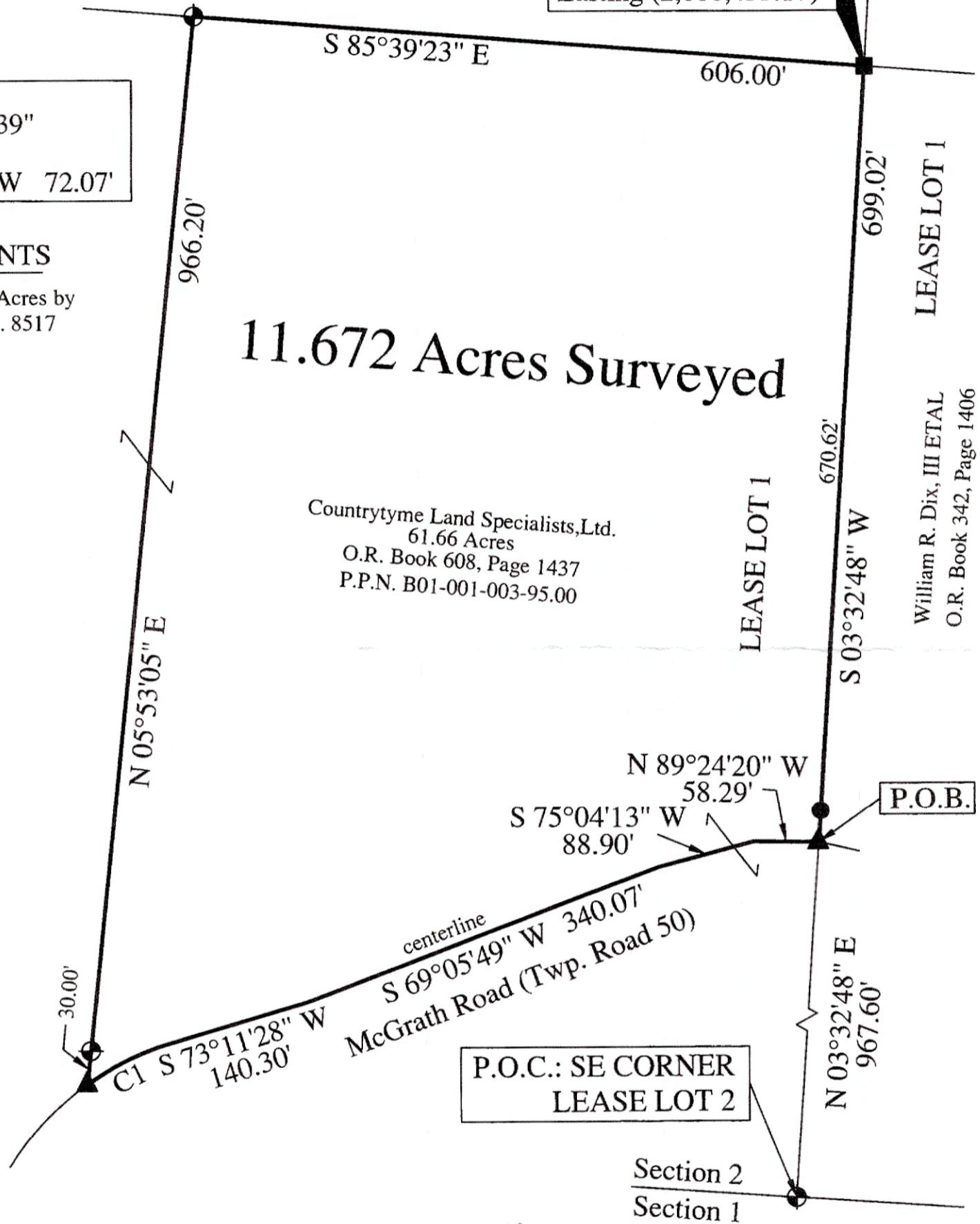
Jeffrey & Rhonda Hart  
O.R. Book 458, Page 2227

**C1 TABLE**

Radius = 255.05'  
Delta Angle = 16°14'39"  
Arc Length = 72.31'  
Chord = S 62°27'15" W 72.07'

**RELATED DOCUMENTS**

- 1) 2022 Survey of 104.581 Acres by Brian Kelly McPeck, P.S. 8517



11.672 Acres Surveyed

Countrytyme Land Specialists, Ltd.  
61.66 Acres  
O.R. Book 608, Page 1437  
P.P.N. B01-001-003-95.00

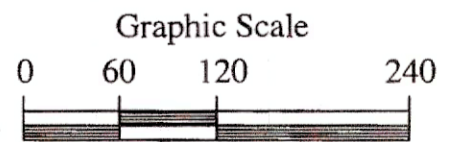
William R. Dix, III ETAL  
O.R. Book 342, Page 1406

**LEGEND**

- - 5/8" o.d. Iron Pin Found
- ▲ - Mag Spike Set
- - 5/8" o.d. Iron Pin Found capped "McPeck"
- ⊕ - 5/8" o.d. x 30" 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: 11/2/23



1 Inch = 120 Feet



PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
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Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

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 11/2/23

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