



S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description

5.465 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, Range 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 (P.P.N. B01-00100395-00) conveyed to Countrytyme Land Specialist, Ltd., as recorded in O.R. Book 608, Page 1437 in the Athens County Deed Records, and further described as follows;

Commencing at an iron pin set marking the Southeast corner of Lease Lot 2 in Section 2, the same being the Southwest corner of Lease Lot 1 in Section 2, also being on the South line of said 61.66 Acre parcel, and being on the North line of Lease Lot 3 in Section 1 and a 12.17 Acre parcel conveyed to Stephen P. Stoltzfus, as recorded in O.R. Volume 557, Page 620;

Thence, N 87°06'23" W 611.41 with the South line of Lease Lot 2 in Section 2 and said 61.66 Acre parcel, the same being the North line of Lease Lot 3 in Section 1 and said parcel conveyed to Stoltzfus, to an iron pin set;

Thence, N 15°31'01" W 259.56 feet with a line across said 61.66 Acre parcel, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.465 Acre parcel herein to be described;

Thence, N 15°31'01" W 268.25 feet continuing with a line across said 61.66 Acre parcel, to a point in the centerline of McGrath Road (Twp. Road 50), and passing over an iron pin set at 238.25 feet;

Thence leaving McGrath Road continuing across said 61.66 Acre parcel, with the following two (2) courses and distances:

- 1) N 15°31'01" W 163.00 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) S 89°02'42" E 140.00 feet to a point in the centerline of McGrath Road, and passing over an iron pin set at 110.00 feet;

Thence with the centerline of McGrath Road, with the following three (3) courses and distances:

- 1) With a curve to the right (Radius = 255.05 feet, Delta Angle 33°40'20", Arc Length 149.89 feet) with a chord bearing N 53°44'21" E 147.74 feet to a point of tangency;
- 2) N 73°11'28" E 140.30 feet to a point;
- 3) N 69°05'49" E 144.10 feet to a point;

Thence leaving McGrath Road continuing across said 61.66 Acre parcel, with the following two (2) courses and distances:

- 1) S 00°37'54" W 613.12 feet to an iron pin set, and passing over an iron pins set at 30.00 feet & 325.12 feet;
- 2) N 87°06'23" W 406.42 feet to the **PRINCIPLE PLACE OF BEGINNING**

Said parcel as surveyed contains 5.465 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

2/29/24

Job No. 4203-23AT-Tract8

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

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

MAR 01 2024

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 3/1/24



Plat of Survey
 Township of Alexander, County of Athens, State of Ohio, part Lease Lot 1 & Lease Lot 2 in Section 2
 and part Lease Lot 3 in Section 1, Township 8N, Range 14W, of the Ohio Company Purchase

PROPERTY LOCATION:

Being a Survey of a part of 3 Parcels conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 608, Page 1437, in the Athens County Deed Records, and being all of Auditor's P.P.N. B01-00100395-00, P.P.N. B01-00100394-01, and P.P.N. B01-00100015-02.

BASIS OF BEARING

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

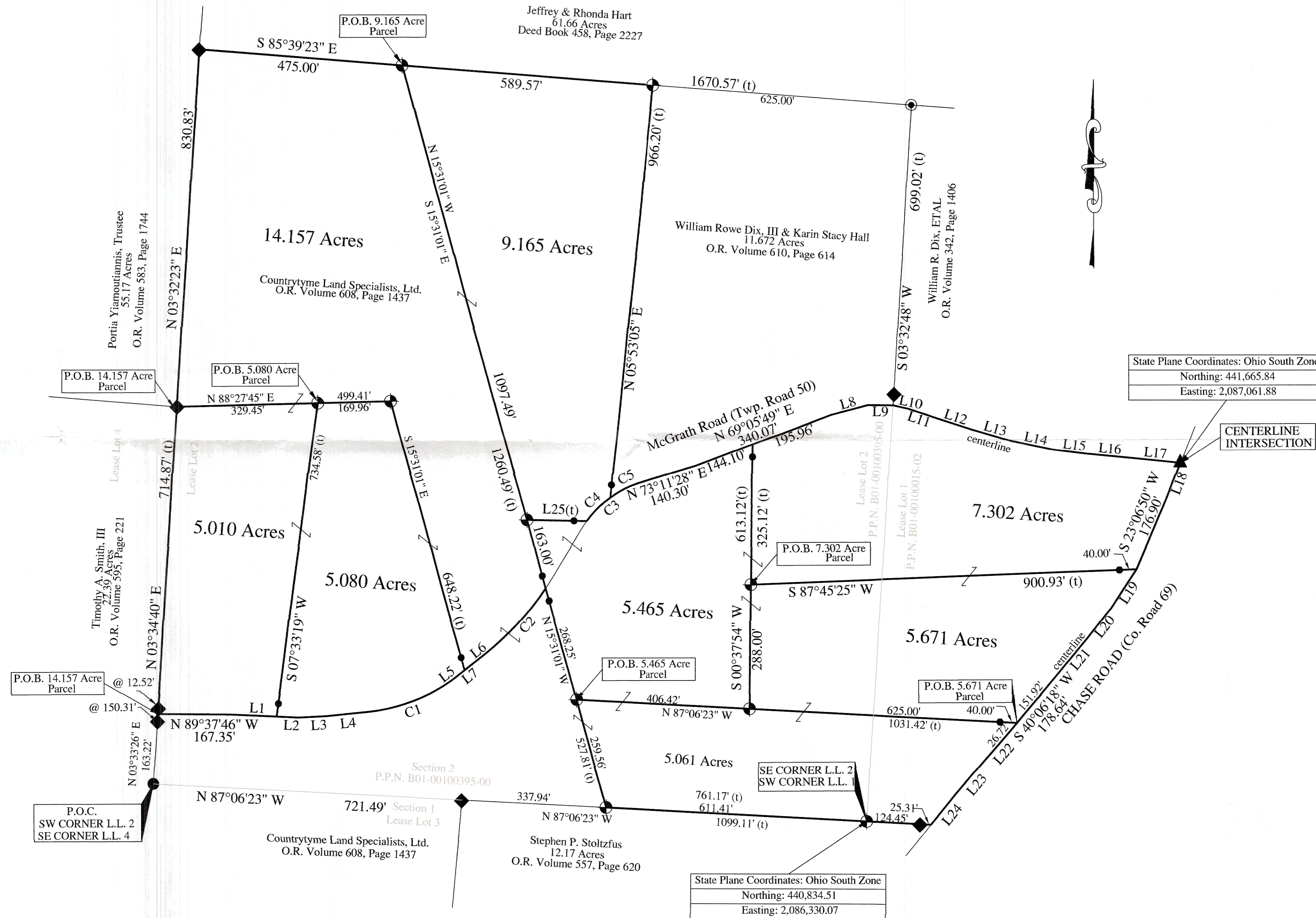
ACREAGE BREAKDOWN

2.058 Acres from P.P.N. B01-00100395-00
 3.613 Acres from P.P.N. B01-00100015-02
 5.671 Acres TOTAL

2.721 Acres from P.P.N. B01-00100395-00
 4.581 Acres from P.P.N. B01-00100015-02
 7.302 Acres TOTAL

CURVE TABLE				
No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	231.27'	416.29'	31°49'54"	S 70°21'18" W 228.31'
C2	206.70'	676.05'	17°31'04"	S 42°43'17" W 205.89'
C3	149.89'	255.05'	33°40'20"	N 53°44'21" E 147.74'
C4	77.58'	255.05'	17°25'40"	S 45°36'58" W 77.28'
C5	72.38'	255.05'	18°25'38"	N 62°27'15" E 72.07'

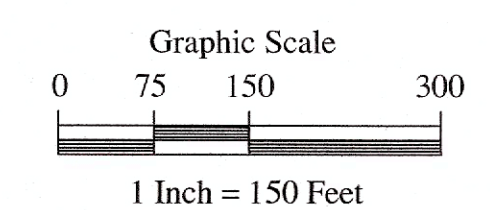
LINE TABLE		
No.	Bearing	Distance
L1	N 87°30'11" W	110.13'
L2	N 87°30'11" W	50.00'
L3	S 87°10'30" W	66.15'
L4	S 84°08'04" W	80.83'
L5	S 52°11'32" W	36.00'
L6	S 52°11'32" W	63.05'
L7	N 52°11'32" E	99.05'
L8	N 75°04'13" E	88.90'
L9	S 89°24'20" E	58.29'
L10	S 77°23'09" E	36.99'
L11	S 71°25'11" E	63.05'
L12	S 72°20'09" E	94.85'
L13	S 73°45'42" E	95.39'
L14	S 78°13'45" E	98.12'
L15	S 83°04'42" E	81.62'
L16	S 84°45'12" E	84.60'
L17	S 84°19'17" E	133.45'
L18	S 21°17'24" W	91.16'
L19	S 33°28'46" W	109.46'
L20	S 38°44'43" W	82.02'
L21	S 39°53'02" W	108.59'
L22	S 41°03'36" W	101.23'
L23	S 40°34'38" W	89.53'
L24	S 39°11'52" W	92.55'
L25	N 89°02'42" W	140.00'



- RELATED DOCUMENTS**
- 1993 Survey of 13.561 Acres by Leonard F. Swoyer, P.S. 6768
 - 2022 Survey of 104.581 Acres by Brian Kelly McPeck, P.S. 8517

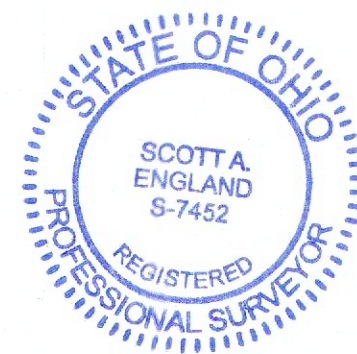
LEGEND

- - Iron Pin Set @ 30.00' from centerline
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- ⊕ - Iron Pin Set @ 30.00' from centerline
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- ▲ - Mag Nail Set
- ◆ - Stone Found
- ◆ - 5/8" o.d. Iron Pin Found capped "McPeck"
- - 5/8" o.d. Iron Pin Found (no cap)



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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Scott A. England*
 DATE: 3/1/24



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 2/19/24
 Scott A. England, P.S.
 Ohio Registered Surveyor #7452