

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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Ohio Phone: 1-800-551-5844

### Legal Description

7.302 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 1 and Lease Lot 2 in Section 1, 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. B01-00100395-01) and part of 9.533 Acre parcel (P.P.N. B01-00015-02) 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 with a line across said 61.66 Acre parcel, of which this description is a part with the following three (3) courses and distances:

- 1) N 15°31'01" W 259.56 feet to an iron pin set;
- 2) S 87°06'23" E 406.42 feet to an iron pin set;
- 3) N 00°37'54" E 288.00 feet, and being the PRINCIPLE PLACE OF BEGINNING of the 7.302 Acre parcel herein to be described;

Thence, N 00°37'54" E 325.12 feet continuing 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 295.12 feet;

Thence with the centerline of McGrath Road, with the following eleven (11) courses and distances:

- 1) N 69°05'49" E 195.96 feet to a point;
- 2) N 75°04'13" E 88.90 feet to a point;
- 3) S 89°24'20" E 58.29 feet to a point;
- 4) S 77°23'09" E 36.99 feet to a point;
- 5) S 71°25'11" E 63.05 feet to a point;
- 6) S 72°20'09" E 94.85 feet to a point;
- 7) S 73°45'42" E 95.39 feet to a point;
- 8) S 78°13'45" E 98.12 feet to a point;
- 9) S 83°04'42" E 81.62 feet to a point;
- 10) S 84°45'12" E 84.60 feet to a point;
- 11) S 84°19'17" E 133.45 feet to a railroad spike at set at the intersection of the centerlines of McGrath Road and Chase Road (Co. Road 69)

Thence with the centerline of Chase Road, with the following two (2) courses and distances:

- 1) S 21°17'24" W 91.16 feet to a point;
- 2) S 23°06'50" W 176.90 feet to a point;

Thence, S 87°45'25" W 900.93 feet to the PRINCIPLE PLACE OF BEGINNING, passing over an iron pin set at 40.00 feet, and containing 7.302 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



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The above described 7.302 Acre parcel contains 2.721 Acres in P.P.N. B01-00100395-00 & 4.581 Acres in P.P.N. B01-00100015-02.


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)..

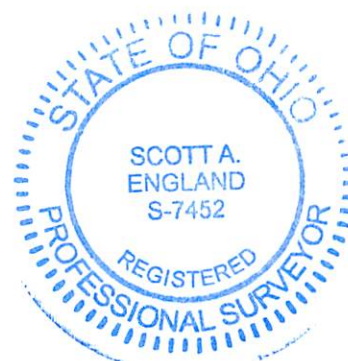
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

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-Tract9


  
\_\_\_\_\_  
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:   
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**

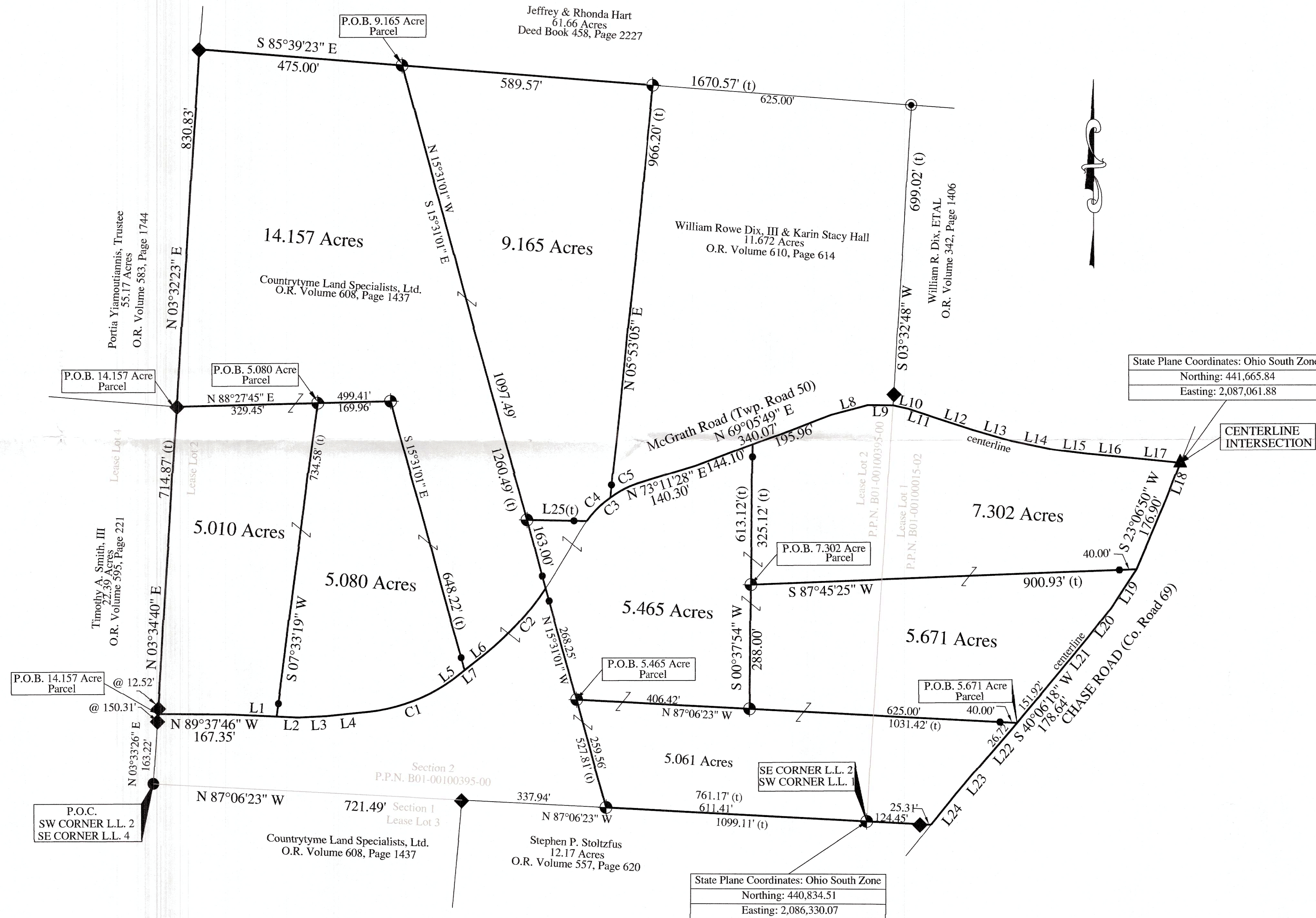
The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

**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'

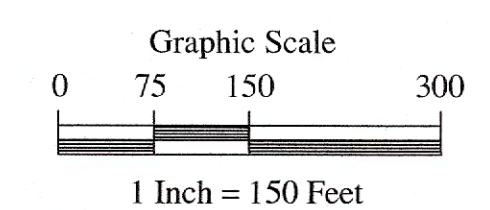
LINE TABLE		
No.	Bearing	Distance
L1	N 87°30'11" W	110.13'
L2	N 87°30'11" W	50.00'
L3	S 87°10'30" W	66.15'
L4	S 84°08'04" W	80.83'
L5	S 52°11'32" W	36.00'
L6	S 52°11'32" W	63.05'
L7	N 52°11'32" E	99.05'
L8	N 75°04'13" E	88.90'
L9	S 89°24'20" E	58.29'
L10	S 77°23'09" E	36.99'
L11	S 71°25'11" E	63.05'
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

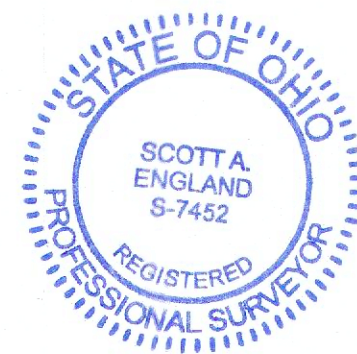
**LEGEND**

- - 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