

S.A. ENGLAND SURVEYING

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Legal Description Tract 2: 7.315 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 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, being the **PRINCIPLE PLACE OF BEGINNING** of the **7.315 Acre** parcel herein to be described, 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, to an iron pin set, and passing over an iron pin set at 30.00 feet;

Thence with a line across said parcel conveyed to Zion Ventures, LLC, with the following three (3) courses and distances:

- 1) S 09°06'49" E 705.88 feet to an iron pin set, and passing over an iron pin set at 557.66 feet;
- 2) N 85°40'23" W 394.81 feet to an iron pin set;
- 3) N 29°12'45" W 460.67 feet to a point in the centerline of Setty Road, and passing over an iron pin set at 419.90 feet;

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

- 1) N 34°09'21" E 105.04 feet to a point;
- 2) N 25°14'35" E 226.36 feet to the PRINCIPLE PLACE OF BEGINNING;

Said parcel as surveyed contains 7.315 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

Job No. 4298-24AT-Tract2

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

JUN 2 4 2024

Jill Davidson Athens County Auditor Scott A. England P.S.

Ohio Registered Surveyor #7452

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Description Checked for Mathematical Accuracy Athens County

ENGINEER'S OFFICE

BY: Peraulin lefetter
DATE: 6/20/24

SCOTT ENGLAND S-7452

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 PROPERTY LOCATION: 2004 Survey of 13.959 Acres by Being a Survey of a part of a 60.641 Acre parcel conveyed to Zion Kenneth Highland, P.S. 7582 Ventures, LLC, as recorded in O.R. Book 611, Page 2435, 1989 Survey of 5.00 Acres by in the Athens County Deed Records, and being all of John M. Branner, P.S. 6805 Auditor's P.P.N. B01-0010088000. 1992 Survey of 5.218 Acres by Leonared F. Swoyer, Jr. Amvets Post #93 2001 Survey of 0.280 Acres by BASIS OF BEARING 18.06 Acres John M. Branner, P.S. 6805 O.R. Book 178, Page 368 The bearings of this plat are based using the 2012 Survey of 61.290 Acres by Benjamin A. Wachenschwanz O.D.O.T. CORS Network System, Ohio State John M. Branner, P.S. 6805 Plane Coordiates System South Zone. 4.00 Acres O.R. Book 582, Page 1180 15.02 Acres Larry J. Caldwell 2011(NAD83) 22.72 Acres O.R. Book 456, Page 230 P.O.C.: NE Corner Lot 2 S 85°40'23" E NW Corner Lot 1 915.08' S 85°40'23" E 352.21 945.08 P.O.B. P.O.B. Tract 2 Tract 3 Tract 3 P.O.B. Tract 2 10.236 Acres Tract 1 7.315 Acres N 81°14'23" E P.O.B. Tract 4 LOT 1519.28' 10.042 Acres S 85°40'23" E Zion Ventures, LLC 60.641 Acres O.R. Book 611, Page 2435 Tract 5 P.P.N. B01-001008800 P.O.B. Justin M. Smith 61.29 Acres O.R. Book 479, Page 85 Tract 5 457.19 10.273 Acres Tract 1 N 82°50′13" W N 82°46′06" W 270.48' 22.434 Acres 536.34' Daire Carmichael Miner 3.034 Acres O.R. Book 398, Page 799 3.654 Acres N 04°06′30″ E Frank F. Kraft, ETAL 13.959 Acres O.R. Book 340, Page 547 LINE TABLE S 06°54'55" W No. Bearing Distance N 34°09'21" E 75.35' N 34°09'21" E 105.04 S 66°28'15" E 65.42' N 84°54'01" W 95.71 N 83°31'50" E L4 752.72' N 58°27'20" E 100.13' S 40°09'00" E 51.70' DF & EEF 13.60 Acres S 40°09'00" E 84.83' O.R. Book 521, Page 283 Rebecca L. Stone, ETAL S 37°51'30" E 90.20' 5.00 Acres O.R. Book 501, Page 1570 S 32°11'38" E 50.00' ENGLAND Description Checked for **LEGEND** Mathematical Accuracy - Mag Nail Set PREPARED BY: - Stone Found S.A. ENGLAND SURVEYING - 5/8" o.d. Iron Pin Found capped "Branner" I hereby certify that an actual survey of the premises was made, Professional Land Surveying Graphic Scale - 5/8" o.d. Iron Pin Found capped "Swoyer" and that this plat is correct to the best of my knowledge. P.O. Box 1770 cliphy 75 150 300 - 5/8" o.d. Iron Pin Found capped "Highland" Buckeye Lake, Ohio 43008 Dated - 5/8" o.d. Iron Pin Found capped (no cap) PHONE: 740-323-0644 Scott A. England, P.S. - 5/8" x 30" o.d. Iron Pin Set w/red cap email: saengland@surveyohio.com 1 Inch = 150 FeetOhio Registered Surveyor #7452 stamped "S.A. England S-7452"