

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perceal Williams
DATE: 8/16/16

COUNTRYTYME LAND, LLC (GRANTOR)
15.200 ACRES

Situate in the Township of Athens, County of Athens, State of Ohio, being part of the Northwest Quarter of Section 33, Township 9 North, Range 14 West, Ohio Company Lands, and part of the Southwest Quarter of Section 34, Township 9 North, Range 14 West, Ohio Company Lands, and also being part of Farm Lot 172 in said Section 33 and said Section 34, and also being part of an original 57.743 acre tract conveyed to Countrytyme Land, LLC as recorded in O. R. Volume 519, Page 2544, Athens County Official Records, and being bounded and described as follows:

Beginning at a reference 4 inch by 6 inch by 8 inch high stone (found), said stone being in the south line of said Farm Lot 175 in said Section 34, the northeast corner of said Farm Lot 172 in said Section 34, and the northwest corner of Farm Lot 173 in said Section 34, said stone also being a corner of a 25 acre tract conveyed to Connie Weser and Robert D. Haines (O. R. Volume 467, Page 1770, Fourth Tract, A.C.O.R.);

thence with the common line between said Farm Lot 172 and said Farm Lot 173, and also being with said 25 acre tract conveyed to said Connie Weser and Robert D. Haines and also being a reference call, S.03Deg.25'46"W. 240.20 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the True Point of Beginning of the tract hereby conveyed;

thence continuing with said 25 acre tract conveyed to said Connie Weser and Robert D. Haines and also being with a 41 acre tract conveyed to Reno V. Haines, et. al. (O. R. Volume 474, Page 2142, First Tract, A.C.O.R.), S.03Deg.25'46"W. 1074.51 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 68 acre tract conveyed to Ohio Franklin Realty, LLC (O. R. Volume 503, Page 2282, A.C.O.R.);

thence with said original 68 acre tract conveyed to said Ohio Franklin Realty, LLC, N.86Deg.33'50"W., passing a 5/8 inch diameter iron rebar (found) at 478.64 feet, a total distance of 503.64 feet to 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Salem Road (C-9);

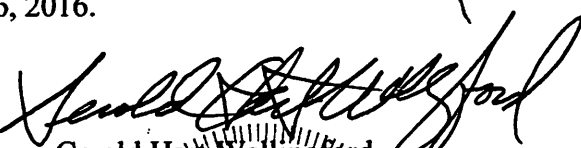
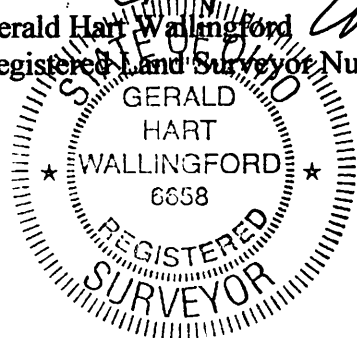
thence with the centerline of said Salem Road for the next seventeen (17) calls:

- 1.) N.20Deg.14'54"W. 36.47 feet to a point;
- 2.) thence N.20Deg.24'54"W. 83.74 feet to a point;
- 3.) thence N.15Deg.17'15"W. 27.88 feet to a point;
- 4.) thence N.09Deg.40'42"W. 41.88 feet to a point;
- 5.) thence N.05Deg.17'03"W. 30.62 feet to a point;
- 6.) thence N.00Deg.17'47"W. 63.78 feet to a point;
- 7.) thence N.01Deg.09'31"W. 50.44 feet to a point;
- 8.) thence N.06Deg.54'43"W. 41.38 feet to a point;
- 9.) thence N.14Deg.18'36"W. 36.53 feet to a point;
- 10.) thence N.23Deg.52'31"W. 42.69 feet to a point;
- 11.) thence N.26Deg.51'53"W. 73.56 feet to a point;
- 12.) thence N.26Deg.18'16"W. 102.25 feet to a point;
- 13.) thence N.20Deg.08'10"W. 67.86 feet to a point;
- 14.) thence N.14Deg.10'28"W. 99.60 feet to a point;
- 15.) thence N.11Deg.18'08"W. 44.29 feet to a point;
- 16.) thence N.05Deg.35'24"W. 92.60 feet to a point;
- 17.) thence N.04Deg.27'10"W. 36.67 feet to a ¼ inch diameter by 2 inch long iron spike (set);

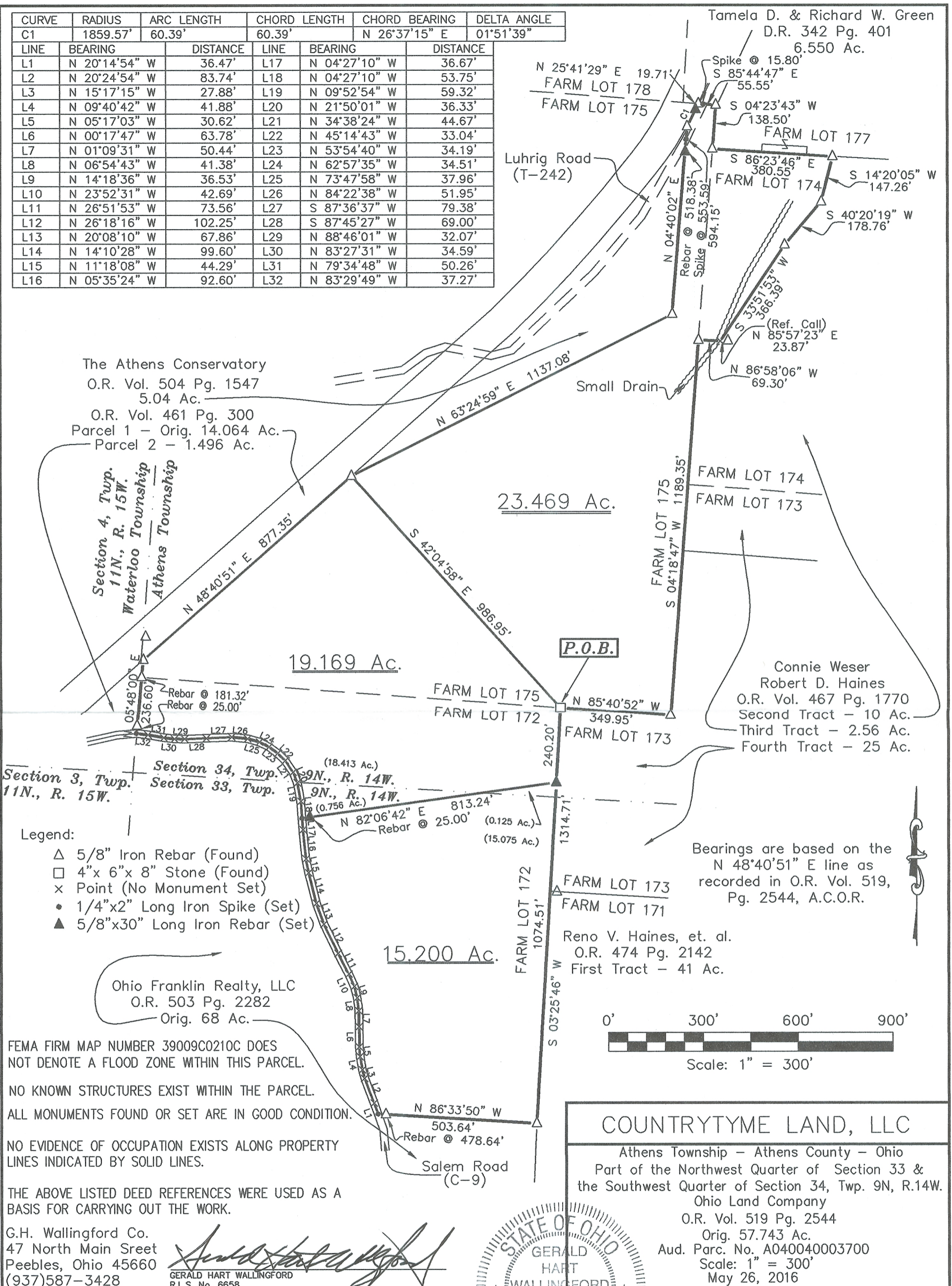
thence leaving said Salem Road and with a new division line through the original 57.743 acre tract of which this is a part, N.82Deg.06'42"E., passing a 5/8 inch diameter

by 30 inch long iron rebar (set) at 25.00 feet, a total distance of 813.24 feet to the True Point of Beginning containing 15.075 acres in said Section 33 of said Athens Township and 0.125 acres in said Section 34 of said Athens Township, thereby conveying a total of 15.200 acres and being part of Auditor's Parcel Number A040040003700, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the N.48Deg.40'51"E. line as recorded in O. R. Volume 519, Page 2544, A.C.O.R. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on May 26, 2016.


Gerald Hart Wallingford
Registered Land Surveyor Number 6658


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1859.57'	60.39'	60.39'	N 26°37'15" E	01°51'39"
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°14'54" W	36.47'	L17	N 04°27'10" W	36.67'
L2	N 20°24'54" W	83.74'	L18	N 04°27'10" W	53.75'
L3	N 15°17'15" W	27.88'	L19	N 09°52'54" W	59.32'
L4	N 09°40'42" W	41.88'	L20	N 21°50'01" W	36.33'
L5	N 05°17'03" W	30.62'	L21	N 34°38'24" W	44.67'
L6	N 00°17'47" W	63.78'	L22	N 45°14'43" W	33.04'
L7	N 01°09'31" W	50.44'	L23	N 53°54'40" W	34.19'
L8	N 06°54'43" W	41.38'	L24	N 62°57'35" W	34.51'
L9	N 14°18'36" W	36.53'	L25	N 73°47'58" W	37.96'
L10	N 23°52'31" W	42.69'	L26	N 84°22'38" W	51.95'
L11	N 26°51'53" W	73.56'	L27	S 87°36'37" W	79.38'
L12	N 26°18'16" W	102.25'	L28	S 87°45'27" W	69.00'
L13	N 20°08'10" W	67.86'	L29	N 88°46'01" W	32.07'
L14	N 14°10'28" W	99.60'	L30	N 83°27'31" W	34.59'
L15	N 11°18'08" W	44.29'	L31	N 79°34'48" W	50.26'
L16	N 05°35'24" W	92.60'	L32	N 83°29'49" W	37.27'



The Athens Conservatory
 O.R. Vol. 504 Pg. 1547
 5.04 Ac.
 O.R. Vol. 461 Pg. 300
 Parcel 1 - Orig. 14.064 Ac.
 Parcel 2 - 1.496 Ac.

Section 4, Twp. 11N., R. 15W.
 Waterloo Township
 Athens Township

Section 3, Twp. 11N., R. 15W.
 Section 34, Twp. 9N., R. 14W.
 Section 33, Twp. 9N., R. 14W.

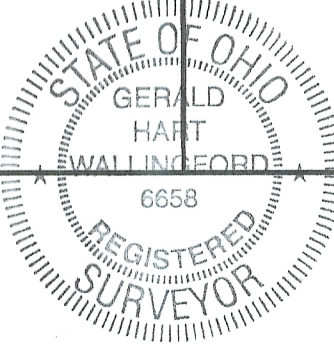
- Legend:
- △ 5/8" Iron Rebar (Found)
 - 4"x 6"x 8" Stone (Found)
 - × Point (No Monument Set)
 - 1/4"x2" Long Iron Spike (Set)
 - ▲ 5/8"x30" Long Iron Rebar (Set)

Ohio Franklin Realty, LLC
 O.R. 503 Pg. 2282
 Orig. 68 Ac.

FEMA FIRM MAP NUMBER 39009C0210C DOES NOT DENOTE A FLOOD ZONE WITHIN THIS PARCEL.
 NO KNOWN STRUCTURES EXIST WITHIN THE PARCEL.
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

G.H. Wallingford Co.
 47 North Main Street
 Peebles, Ohio 45660
 (937)587-3428

Gerald Hart Wallingford
 GERALD HART WALLINGFORD
 R.L.S. No. 6658



COUNTRYTME LAND, LLC
 Athens Township - Athens County - Ohio
 Part of the Northwest Quarter of Section 33 & the Southwest Quarter of Section 34, Twp. 9N, R.14W.
 Ohio Land Company
 O.R. Vol. 519 Pg. 2544
 Orig. 57.743 Ac.
 Aud. Parc. No. A040040003700
 Scale: 1" = 300'
 May 26, 2016

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Paul J. [Signature]*
 DATE: 8/16/16