

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

COUNTRYTYME LAND, LLC (GRANTOR)
23.469 ACRES

Situate in the Township of Athens, County of Athens, State of Ohio, being part of the Southwest Quarter of Section 34, Township 9 North, Range 14 West, Ohio Company Lands, and also being part of Farm Lot 174 in said Section 34 and part of Farm Lot 175 in 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 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 a new division line through the original 57.743 acre tract of which this is a part, N.42Deg.04'58"W. 986.95 feet to a 5/8 inch diameter iron rebar (found) in the line of an original 14.064 acre tract conveyed to The Athens Conservatory (O. R. Volume 461, Page 300, Parcel 1, A.C.O.R.), said rebar also being a corner of a 5.04 acre tract conveyed to The Athens Conservatory (O. R. Volume 504, Page 1547, A.C.O.R.);

thence with said 5.04 acre tract conveyed to said The Athens Conservatory for the next two (2) calls:

1.) N.63Deg.24'59"E. 1137.08 feet to a 5/8 inch diameter iron rebar (found);

2.) thence N.04Deg.40'02"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 518.38 feet and also passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Luhrig Road (T-242) at 553.59 feet, a total distance of 594.15 feet to a 5/8 inch diameter iron rebar (found) on the west side of said Luhrig Road, said rebar being in the line of said original 14.064 acre tract conveyed to said The Athens Conservatory;

thence with said original 14.064 acre tract conveyed to said The Athens Conservatory for the next three (3) calls:

1.) being a curve to the left having a radius of 1859.57 feet, an arc length of 60.39 feet, a delta angle of 01Deg.51'39", a chord bearing of N.26Deg.37'15"E., and a chord length of 60.39 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

2.) thence N.25Deg.41'29"E. 19.71 feet to a 5/8 inch diameter iron rebar (found) in the north line of said Farm Lot 175;

3.) thence with the north line of said Farm Lot 175, S.85Deg.44'47"E., passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said Luhrig Road at 15.80 feet, a total distance of 55.55 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of a 6.550 acre tract conveyed to Tamela D. and Richard W. Green (Deed Record 342, Page 401, Athens County Deed Records);

thence with said 6.550 acre tract conveyed to said Tamela D. and Richard W. Green for the next two (2) calls:

1.) S.04Deg.23'43"W. 138.50 feet to a 5/8 inch diameter iron rebar (found);

2.) thence S.86Deg.23'46"E. 380.55 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of a 10 acre tract conveyed to Connie Weser and Robert D. Haines (O. R. Volume 467, Page 1770, Second Tract, A.C.O.R.);

thence with said 10 acre tract conveyed to said Connie Weser and Robert D. Haines for the next four (4) calls:

1.) S.14Deg.20'05"W. 147.26 feet to a 5/8 inch diameter iron rebar (found);

2.) thence S.40Deg.20'19"W. 178.76 feet to a 5/8 inch diameter iron rebar (found);

3.) thence S.33Deg.51'53"W. 366.39 feet to a point in a small drain from which a reference 5/8 inch diameter iron rebar (found) bears N.85Deg.57'23"E. 23.87 feet;

4.) thence N.86Deg.58'06"W. 69.30 feet to a 5/8 inch diameter iron rebar (found);

thence continuing with said 10 acre tract conveyed to said Connie Weser and Robert D. Haines and also being with a 2.56 acre tract conveyed to Connie Weser and

Robert D. Haines (O. R. Volume 467, Page 1770, Third Tract, A.C.O.R.) and also with said 25 acre tract conveyed to said Connie Weser and Robert D. Haines, S.04Deg.18'47"W. 1189.35 feet to a 5/8 inch diameter iron rebar (found);

thence continuing with said 25 acre tract conveyed to said Connie Weser and Robert D. Haines, N.85Deg.40'52"W. 349.95 feet to the place of beginning containing 23.469 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



