

S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

48.675 Acres

All of Roger L. Zimmerman Parcel: O.R. Book 62, Page 573

Situated in the Township of Canaan, County of Athens, State of Ohio, and being a part of Fraction 5 in Section 10, Township 5N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a 48 Acre parcel conveyed to Roger L. Zimmerman, as recorded in O.R. Book 62, Page 573, in the Athens County Deed Records, being all of Auditor's P.P.N. E01-00100071-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found at the Common Corner of Section 10, Section 11, Section 16 & Section 17, also being the Northwest corner of Section 10 and a 25.2893 Acre parcel conveyed to Thomas J. Hanlon, as recorded in O.R. Book 70, Page 386;

Thence, S 86°59'57" E 933.39 feet with the North line of Section 10 and said parcel conveyed to Hanlon (OR70,Pg.386), the same being the South line of Section 11, to a point marking the Northeast corner of said parcel conveyed to Hanlon, also being on the South line of a 10.000 Acre parcel conveyed to Abbott P. Smith, IV, as recorded in O.R. Book 538, Page 1012, being the **PRINCIPLE PLACE OF BEGINNING** of the 48.675 Acre parcel herein to be described, passing over the centerline of State Route 690 (60' Wide R/W) at 869.83 feet and passing over a 5/8" o.d. iron pin found at 899.83 feet;

Thence, S 86°59'57" E 657.38 feet continuing with the North line of Section 10, the same being the South line of Section 11 and said parcel conveyed to Smith (OR538,Pg.1012) and extending along the South line of a 46.08 Acre parcel conveyed to Harold F. Houska, Trustee, as recorded in O.R. Book 462, Page 171, to an iron pin set marking the Northwest corner of a 95.26 Acre parcel conveyed to Harold F. Houska, Trustee, as recorded in O.R. Book 462, Page 189, and passing over a 5/8" o.d. iron pin found at 6.00 feet;

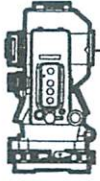
Thence, S 03°13'30" W 2214.22 feet with the West line of said 95.26 Acre parcel conveyed to Houska (OR462,Pg189), to a stone found scribed 'X' on the South line of Fraction 5, also being the North line of Fraction 4 and a 115.773 Acre parcel conveyed to Crockett Acres, LLC, as recorded in O.R. Book 594, Page 1138;

Thence, N 86°35'49" W 1226.65 feet with the North line of Fraction 4 said parcel conveyed to Crockett Acres, LLC (OR594,Pg1138), the same being the South line of Fraction 5, to a 5/8" o.d. iron pin found marking the Southeast corner of a 1 Acre parcel conveyed to "Roger L. Zimmerman, as recorded in O.R. Book 371, Page 253;

Thence, N 52°27'44" W 408.11 feet with the North line of said 1 Acre parcel conveyed to Zimmerman (OR371,Pg253), to a mag nail set in the centerline of State Route 690, and passing over an iron pin set at 378.11 feet;

Thence with the centerline of State Route 690, with the following eight (8) courses and distances:

- 1) N 49°31'39" E 157.67 feet to a point;
- 2) N 47°49'23" E 109.46 feet to a point;
- 3) N 44°14'20" E 103.00 feet to a point;
- 4) N 33°34'49" E 110.80 feet to a point;
- 5) N 19°52'28" E 105.68 feet to a point;
- 6) N 15°52'44" E 198.17 feet to a point;
- 7) N 22°50'42" E 73.40 feet to a point;
- 8) N 36°22'14" E 85.75 feet to an iron pin set on the South line of said parcel conveyed to Hanlon (OR70,Pg386);



S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, S 86°59'57" E 445.78 feet with the South line of said parcel conveyed to Hanlon (OR70,Pg386), to a 5/8" o.d. iron pin found at the Southeast corner thereof, and passing over a mag nail set in the centerline of State Route 690 at 49.03 feet;


Thence, N 03°16'10" E 1180.30 feet with the East line of said parcel conveyed to Hanlon (OR70,Pg386), to the PRINCIPLE PLACE OF BEGINNING, and containing 48.675 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the South line of Fraction 5, as being N 86°35'49" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 December of 2022.

Dated 12/20/22


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

Job No. 4060-22AT



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

DEC 29 2022

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Daniel E. [Signature]
 DATE: 12/29/22

Plat of Survey

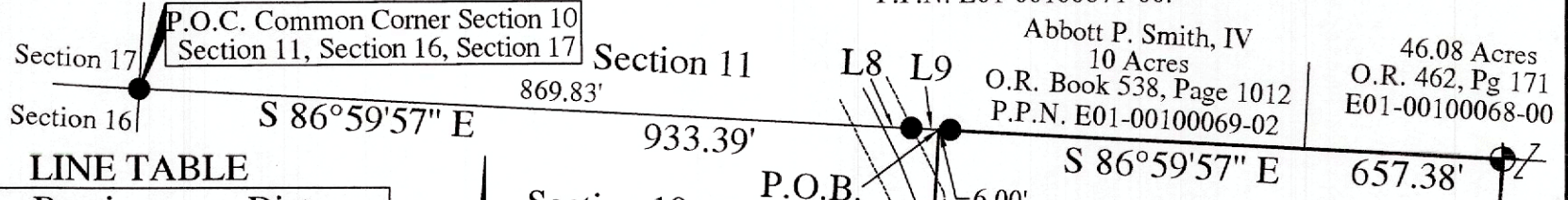
Township of Canaan, County of Athens, State of Ohio, part Fraction 5 in Section 10, Township 5N, Range 13W, of the Ohio Company's Purchase

BASIS OF BEARING

The bearings of this plat are based on the South line of Fraction 5, as being N 86°35'49" W, and is an assumed Meridian used to denote angles only.

PROPERTY LOCATION:

Being a Survey of 48 Acre parcel conveyed to Roger L. Zimmerman, as recorded in O.R. Book 62, Page 573, in the Athens County Deed Records, and being all of Auditor's P.P.N. E01-00100071-00.



LINE TABLE

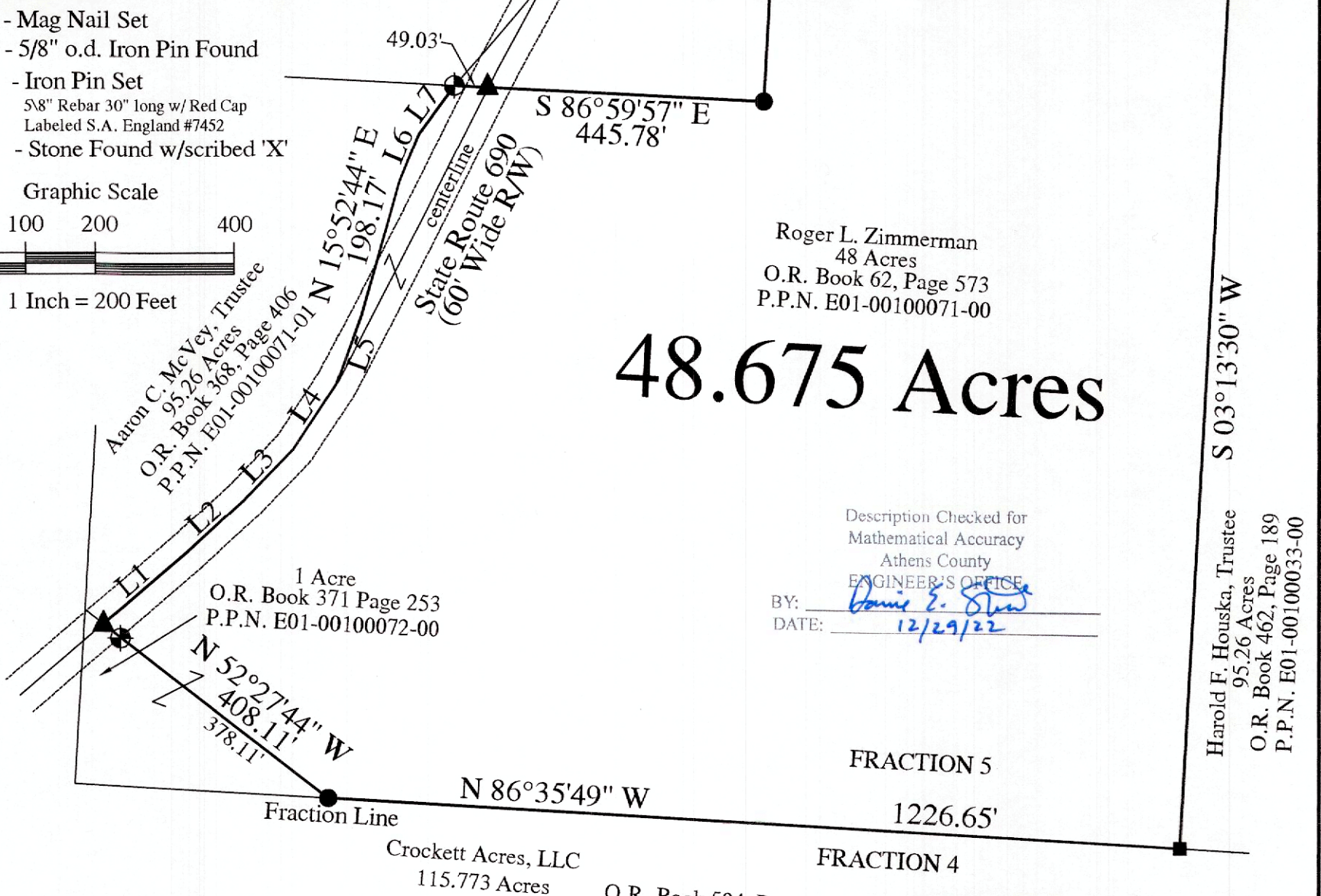
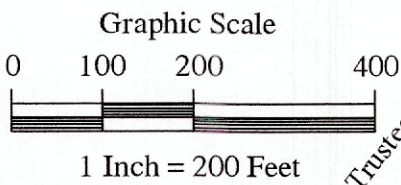
No.	Bearing	Distance
L1	N 49°31'39" E	157.67'
L2	N 47°49'23" E	109.46'
L3	N 44°14'20" E	103.00'
L4	N 33°34'49" E	110.80'
L5	N 19°52'28" E	105.68'
L6	N 22°50'42" E	73.40'
L7	N 36°22'14" E	85.75'
L8	S 86°59'57" E	30.00'
L9	S 86°59'57" E	33.56'

REFERENCES

- 1) 1998 Survey of 25.2893 Acres by Leonard F. Swoyer, Jr. P.S. 6765
- 2) 2004 Survey of 5.708 Acres by Kenneth E. Highland, P.S. 7581
2. 2017 Survey of 10.000 Acres by Charles F. Hughes, Jr., P.S. 7182

LEGEND

- ▲ - Mag Nail Set
- - 5/8" o.d. Iron Pin Found
- ⊕ - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap
Labeled S.A. England #7452
- - Stone Found w/scribed 'X'



48.675 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Dennis E. Stout
DATE: 12/29/22

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 12/14/22

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



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