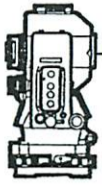


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brent William
DATE: 12/21/15



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
54.941 Acres
Part Countrytyme Land, LLC Parcel: O.R. Book 510, Page 1655

Situated in the Township of Carthage, County of Athens, State of Ohio, and being a part of the East Half of Section 25, Township 5N, Range 12W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of an 82.413 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 510, Page 1655, in the Athens County Deed Records, being part of Auditor's P.P.N. F01-0010062703, and further described as follows;

Commencing at a stone found w/'X' marking the Southwest corner of the Northeast Quarter of Section 25, also being on the West line of a parcel conveyed to Inez Windland, as recorded in O.R. Book 188, Page 570;

Thence, S 04°18'15" W 323.36 feet with the Half Section line of Section 25 and the West line of said parcel conveyed to Windland (O.R.188, Pg.570), to a stone found w/'X';

Thence, S 85°30'00" E 817.20 feet with the South line of said parcel conveyed to Windland (O.R.188, Pg.570), to a mag nail set in the centerline of Dutch Ridge Road (Twp. Road 112), marking the Southwest corner of said 82.413 Acre parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, and being on the North line of a parcel conveyed to Barbara J. McGrath, as recorded in O.R. Book 457, Page 1842;

Thence, S 85°30'00" E 1617.66 feet leaving Dutch Ridge Road with the South line of said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, the same being the North line of said parcel conveyed to McGrath (O.R.457, Pg.1842), to a corner post found marking the Southeast corner of said 84.213 Acre parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655), being on the East line of Section 25, and being on the West line of Section 19 and a parcel conveyed to Gerald E. & Juanita T. Guthrie, as recorded in O.R. Book 196, Page 971);

Thence, N 04°52'43" E 885.78 feet with the East line of Section 25 and said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, the same being the West line of Section 19 and said parcel conveyed to Guthrie (O.R.196, Pg.971), to an iron pin set, and being the PRINCIPLE PLACE OF BEGINNING of the **54.941 Acre** parcel herein to be described;

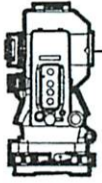
Thence, S 87°28'20" W 1616.99 feet with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, to an iron pin set on the West line thereof, and being on the East line of said parcel conveyed to Windland (O.R.188, Pg.570);

Thence with the boundary of said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, the same being the boundary of said parcel conveyed to Windland (O.R.188, Pg.570), with the following two (2) courses and distances:

- 1) N 39°54'37" W 108.32 feet to an iron pin set;
- 2) S 69°14'55" W 150.00 feet to a mag nail set in the centerline of Dutch Ridge Road, and passing over an iron pin set at 125.00 feet;

Thence with the centerline of said Dutch Ridge Road continuing with the boundary of said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, the same being the boundary of said parcel conveyed to Windland (O.R.188, Pg.570), with the following three (3) courses and distances:

- 3) N 14°45'09" W 214.29 feet to an angle point;
- 4) N 18°02'37" W 205.64 feet to an angle point;
- 5) N 28°33'06" W 378.11 feet to a mag nail set on the South line of a parcel conveyed to Frank E. Bernard, ETAL, as recorded in O.R. Book 144, Page 812;



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 leaving Dutch Ridge Road with the boundary of said parcel conveyed to Bernard, ETAL (O.R.144, Pg.812), the same being the boundary of said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, with the following three (3) courses and distances:

- 6) S 84°23'59" E 879.86 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 7) N 05°50'24" E 909.32 feet to an iron pin set;
- 8) S 85°21'58" E 1280.40 feet to an iron pin set on the East line of Section 25 and said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655), and being on the West line of Section 19 and said parcel conveyed to Guthrie (O.R.196, Pg.971);


Thence, S 04°52'43" W 1413.93 feet with the East line of Section 25 and said parcel conveyed to Countrytyme Land, LLC (O.R.510, Pg.1655) of which this description is a part, also being the West line of Section 19 and said parcel conveyed to Guthrie (O.R.196, Pg.971), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **54.941 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 East line of Section 25, as being S 04°52'43" 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 from June of 2015 to the current date in September of 2015.

Dated 12/4/15



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

Job No. 2749-15AT-Tract-Rev1



Plat of Survey

Township of Carthage, County of Athens, State of Ohio, and being part of the East Half of Section 25, Township 5N, Range 12W, of the Ohio Company's Purchase.

PROPERTY LOCATION:

Situated in the Township of Carthage, County of Athens, State of Ohio, and being part of the East Half of Section 25, Township 5N, Range 12W, of the Ohio Company's Purchase.

Being a Survey of an 82.413 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 510, Page 1655, in the Athens County Deed Records, and being part of Auditor's Parcel No. F01-0010062703.

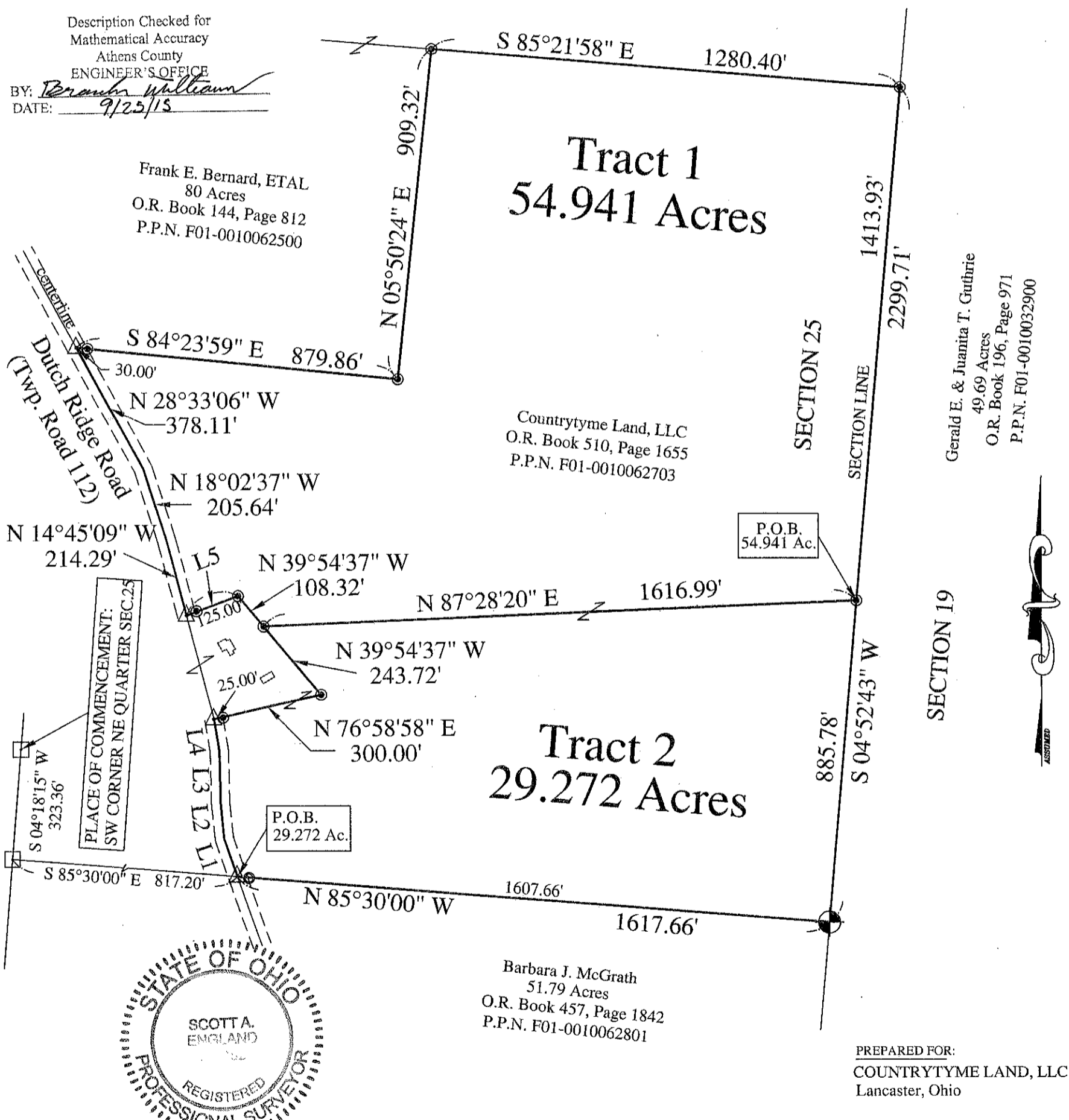
The bearings of this plat are based on the East line of Section 25, as being S 04°52'43" W, and is an assumed Meridian used to denote angles only.

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Stone Found w/'x'
- - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊙ - Corner Post Found

LINE TABLE

No.	Bearing	Distance
L1	N 19°17'34" W	107.90'
L2	N 05°51'01" W	98.37'
L3	N 01°13'20" W	142.61'
L4	N 09°28'38" W	88.76'
L5	S 69°14'55" W	150.00'

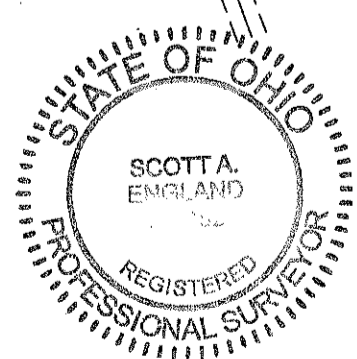


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Williams*
DATE: 9/25/15

Frank E. Bernard, ETAL
80 Acres
O.R. Book 144, Page 812
P.P.N. F01-0010062500

Countrytyme Land, LLC
O.R. Book 510, Page 1655
P.P.N. F01-0010062703

Gerald E. & Juanita T. Guthrie
49.69 Acres
O.R. Book 196, Page 971
P.P.N. F01-0010032900



Barbara J. McGrath
51.79 Acres
O.R. Book 457, Page 1842
P.P.N. F01-0010062801

PREPARED FOR:
COUNTRYTYME LAND, LLC
Lancaster, Ohio

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises,
and that this plat is correct to the best of my knowledge.

Scott A. England
Date 9/25/15
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

