

Description Checked for
Mathematical Accuracy

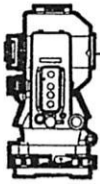
Athens County

ENGINEER'S OFFICE

BY: _____

DATE: _____

1/11/16



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 17.182 Acres

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 12, also being part of the Northeast Quarter of Section 11, Township 4N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 38.985 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 513, Page 1457, and all of a 2.511 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book _____, Page _____, in the Athens County Deed Records, and being part of P.P.N. J01-00100650-00, and further described as follows;

Commencing at a stone found w/'X' marking the Southeast corner Section 12, also being the Northeast corner of Section 11, and being a common corner to Section 5, Section 6, Section 11, & Section 12, being the Southwest corner of a parcel conveyed to Edward William Nunley, II, as recorded in O.R. Book 511, Page 2529, being the Northwest corner of a parcel conveyed to William E. Songer, as recorded in O.R. Book 368, Page 2019, and being on the East line of said 38.985 Acre parcel conveyed to Countrytyme Land, LLC (O.R.513,Pg.1457) of which this description is a part;

Thence, S 00°10'08" E 455.50 feet with the East line of Section 11 and said 38.985 Acre parcel conveyed to Countrytyme Land, LLC (O.R.513,Pg.1457) of which this description is a part, the same being the West line of Section 5 and said parcel conveyed to Songer (O.R.368, Pg.2019), to the centerline of Sand Ridge Road (Twp. Road 100), and passing over an iron pin set at 415.50 feet;

Thence, S 53°52'03" W 176.97 feet with the centerline of Sand Ridge Road, to the **PRINCIPLE PLACE OF BEGINNING** of the **17.182 Acre** parcel herein to be described;

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

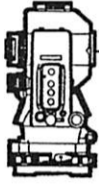
- 1) S 54°40'52" W 24.27 feet to a point of curvature;
- 2) With a curve to the left (radius 485.67 feet, delta angle 18°21'38", arc length 155.63 feet) with a chord bearing S 43°37'47" W 154.97 feet a point of curvature, to the Northeast corner of the revised 5.286 Acre parcel for Ventures, LLC (original O.r.487, Pg.986);

Thence leaving Sand Ridge Road with the new boundary of said parcel conveyed to Orion Ventures, LLC (O.R.487,Pg.986), with the following four (4) courses and distances:

- 1) N 72°30'39" W 341.17 feet to an iron pin set, and passing over an iron pin set at 30.32 feet;
- 2) S 70°19'51" W 139.73 feet to an iron pin set;
- 3) S 00°00'00" E 104.85 feet to an iron pin set;
- 4) S 02°49'04" E 487.18 feet to an iron pin set on the South line of said 398.985 Acre parcel conveyed to Countrytyme Land, LLC (O.R.513,Pg.1457), and being on the North line of a 5.067 Acre parcel conveyed to Melissa A. Grubbs, as recorded in O.R. Book 452, Page 1757;

Thence, N 89°46'22" W 635.66 feet with the South line of said 38.985 Acre parcel conveyed to Countrytyme Land, LLC (O.R.513,Pg.1457), the same being the North line of said parcel conveyed to Grubb (O.R.452,Pg.1757), to a 5/8" o.d. iron pin found on the East line of a parcel conveyed to Dennis L. & Gale L. Trevillian, as recorded in O.R. Book 461, Page 2383;

Thence, N 00°10'24" W 1224.49 feet with the Quarter Section Line and the boundary of said parcel conveyed to Trevillian (O.R.461,Pg.2383), the same being the West line of said 38.985 Acre parcel conveyed to Countrytyme Land, LLC (O.R. 513,Pg1457), to an iron pin set on the North line of Section 11, the same being the South line of Section 12 and said parcel conveyed to Nunley (O.R.511,Pg.2529);



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Thence with a line across said 38.985 Acre parcel conveyed to Countrytyme Land, LLC (O.R.513,Pg.1457) of which this description is a part, with the following two (2) courses and distances:

- 5) S 61°08'12" E 904.53 feet to an iron pin set;
- 6) S 72°30'39" E 426.67 feet to the PRINCIPLE PLACE OF BEGINNING, and passing over an iron pin set at 396.35 feet;

Said parcel as surveyed contains **17.182 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The above described 17.182 Acre parcel contains 2.511 Acres from P.P.N. J01-00100647-00 and 14.672 Acres from P.P.N. J01-00100647-00.

The bearings of the above description are based on the North line of Section 11, the same being the South line of Section 12, as being S 89°47'07" E, 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 September of 2015 and December of 2015.

Dated 12/20/15


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

Job No. 2782-15AT17.182Ac.

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

JAN 19 2016

Jill Thompson
 Athens County Auditor



Wnship of Lodi, County of Athens, State of Ohio, part SE Quarter Section 12 & part
 Quarter Section 11, Township 4N, Range 13W, of the Ohio Company's Purchase

PROPERTY LOCATION:

ed in the Township of Lodi, County of Athens, State of Ohio,
 part of the Southeast Quarter of Section 12 & part of the
 east Quarter of Section 11, Township 4N, Range 13W, of the
 Company's Purchase.

a Survey of a parcel conveyed to Orion Ventures, LLC, as
 led in O.R. Book 487, Page 986, & part Countrytyme Land, LLC
 , as recorded in O.R. Book 513, page 1457, in the Athens County
 Records, and being all of Auditor's P.P.N. J01-00100647-00 &
 . J01-00100650-00.

earings of this plat are based on the South line of Section 12, the
 being the North line of Section 11, as being S 89°47'07" E, and is
 umed Meridian used to denote angles only.

LINE TABLE

No.	Bearing	Distance
L1	N 44°36'36" W	174.84'
L2	S 44°36'36" E	146.34'
L3	S 54°40'52" W	24.27'
L4	S 70°19'51" W	139.73'
L5	S 00°00'00" E	104.85'
L6	N 86°11'26" W	200.78'

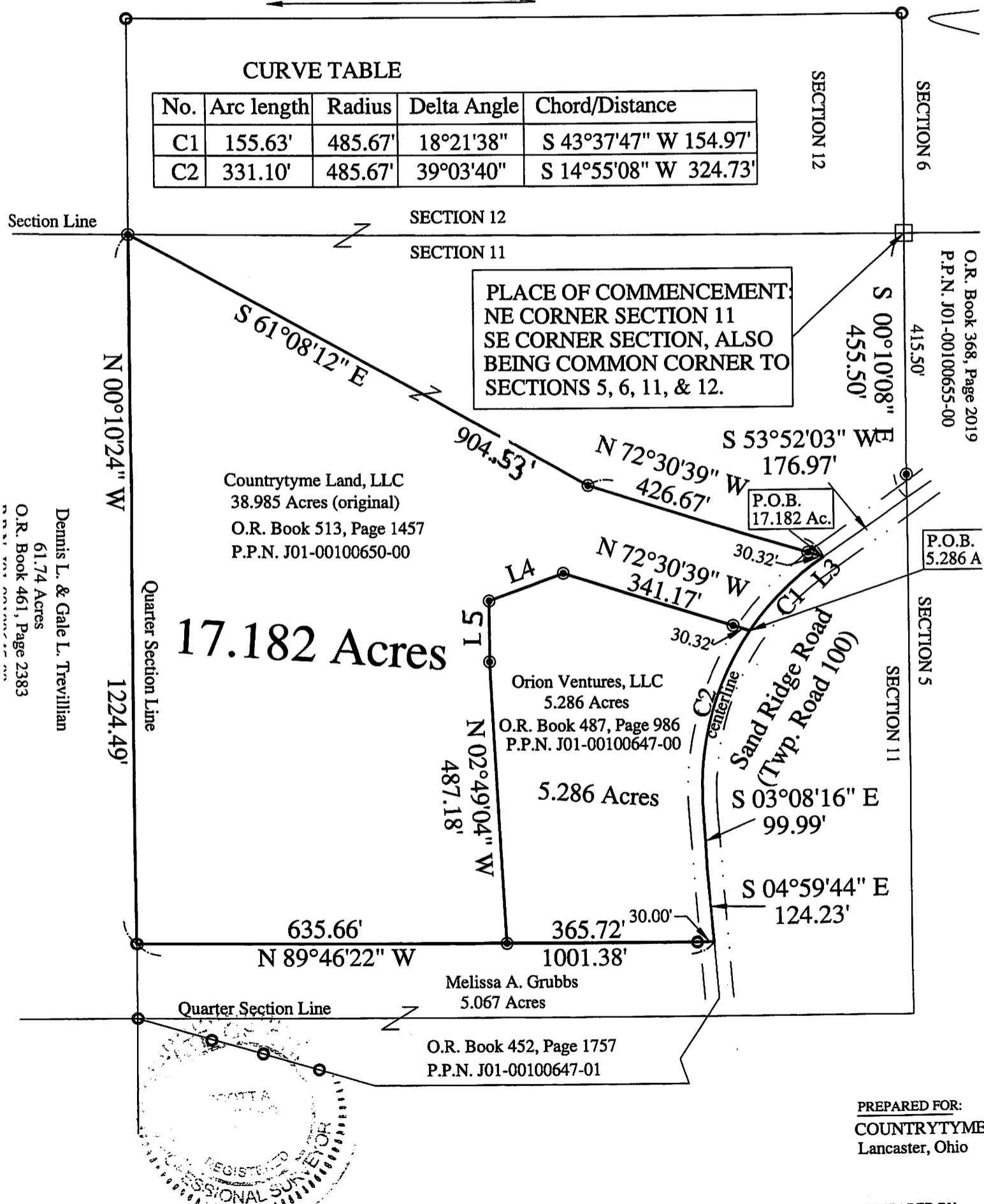
LEGEND

- - 5/8" o.d. Iron
- - Stone Found
- - Iron Pin Set
- ⊙ - 5/8" Rebar with Labeled S.A. En.
- △ - Mag Nail Set
- ⊕ - Corner Post

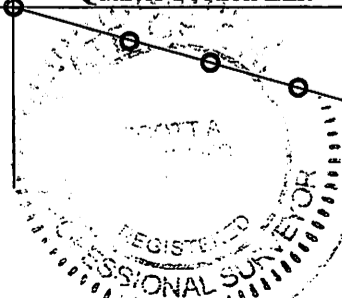
Edward William Nunley, II
 79.51 Acres
 O.R. Book 511, Page 2529
 P.P.N. J01-00100652-00

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	155.63'	485.67'	18°21'38"	S 43°37'47" W 154.97'
C2	331.10'	485.67'	39°03'40"	S 14°55'08" W 324.73'



17.182 Acres



PREPARED FOR:
 COUNTRYTYME
 Lancaster, Ohio

PREPARED BY: