

S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description
Tract 2: 32.505 Acres
part Countrytyme Land, LLC Parcel: O.R. Book 517, Page 2091

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of Section 25, 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 108.167 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 517, Page 2091, in the Athens County Deed Records, being part of Auditor's P.P.N. J01-00100308-00, and further described as follows;

Commencing at a $\frac{3}{4}$ " o.d. iron pipe found w/cap stamped "O.D.O.T." located at 102.25 Left of centerline Station 41+000.000 of U.S. Route 33, as recorded on Plan No. ATH-33-40.981(25.46), sheets 1-13, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, and being the Northwest corner of a parcel conveyed to James L. Baschak, as recorded in O.R. Book 401, Page 1986, and being on the South line of a parcel conveyed to Keith & Linda Mullett, as recorded in O.R. Volume 497, Page 818: said pin bears S $86^{\circ}44'52''$ E 363.78 from the Northwest corner of Section 25 (per O.D.O.T. Plan);

Thence, S $86^{\circ}20'54''$ E 928.15 feet with the North line of Section 25, the same being the North line of said parcel conveyed to Bashak (O.R.401,Pg.1986), also being the South line of said parcel conveyed to Mullett (O.R.497,Pg.818), to an iron pin set marking the Northwest corner of said 108.167 Acre parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part;

Thence, S $86^{\circ}20'54''$ E 1041.40 feet continuing with the North line of Section 25, the same being the South line of said parcel conveyed to Mullett (O.R.497,Pg.818), also being the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091), of which this description is a part, to a railroad spike set in the centerline of Possum Hollow Road (T.R.68)(40' Wide), being the Northwest corner of a 10.134 Acre parcel conveyed to Lawrence Fetty, as recorded in O.R. Book 370, Page 1872, and being the **PRINCIPLE PLACE OF BEGINNING** of the 32.505 Acre parcel herein to be described;

Thence following the centerline of Possum Hollow Road with the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091), of which this description is a part, with the following five (5) courses and distances:

- 1) S $58^{\circ}48'32''$ E 70.96 feet to an angle point;
- 2) S $44^{\circ}12'57''$ E 213.78 feet to an angle point;
- 3) S $49^{\circ}03'47''$ E 96.05 feet to an angle point;
- 4) S $53^{\circ}42'08''$ E 92.16 feet to a railroad spike set at the intersection of the centerlines of Possum Hollow Road and Grim Road;
- 5) S $50^{\circ}02'40''$ E 40.93 feet to an angle point;

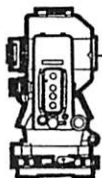
Thence, S $25^{\circ}54'56''$ W 1108.81 feet leaving Possum Hollow Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, to an iron pin set, and passing over an iron pin set at 50.00 feet;

Thence, S $54^{\circ}13'46''$ W 850.00 feet continuing across said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, to an iron pin set on the West line thereof, also being on the East line of an 8.623 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 490, Page 2404;

Thence, N $04^{\circ}14'55''$ E 339.65 feet with the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the East line of said parcel conveyed to The State of Ohio (O.R.490,Pg.2404), to an iron pin set;

Thence, N $86^{\circ}11'51''$ W 644.33 feet continuing with the South line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the North line of said parcel conveyed to The State of Ohio (O.R.490,Pg.2404), to a $\frac{3}{4}$ " o.d. iron pipe found w/cap stamped "O.D.O.T." marking Station 41+745.103/256.05' left;

Thence, N $08^{\circ}26'01''$ W 127.00 feet continuing with the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, the same being the East Limited Access Right of Way Line of U.S.Route 33, to an iron pin set;



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Thence, **N 47°07'31" E 1941.27 feet** with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.517,Pg.2091) of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 1891.27 feet;

Said parcel as surveyed contains **32.505 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


Subject to the Limited Access Right of Way of U.S. Route 33, as recorded on Plan No. ATH-33-40.981(25.46), sheets 1-13, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

The bearings of the above description are based on the North line of Section 25, as being S 86°20'54" 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 from February through March of 2016.

Dated 4/10/16



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

Job No. 2832-16AT-Tract2



Plat of Survey

Township of Lodi, County of Athens, State of Ohio, and being part of Section 25, Township 4N, Range 13W, of the Ohio Company's Purchase.

PROPERTY LOCATION:

Situated in the Township of Lodi, County of Athens, State of Ohio, and being part of Section 25, Township 4N, Range 13W, of the Ohio Company's Purchase.

Being a Survey of a 108.167 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 517, Page 2091, in the Athens County Deed Records, and being all of Auditor's Parcel No. J01-00100308-00.

The bearings of this plat are based on the North Line of Section 25, as being S 86°20'54" E, and is an assumed Meridian used to denote angles only.

Note: All Right of Way Line along U.S. Route 33 as shown on this survey is Limited Access Right of Way.

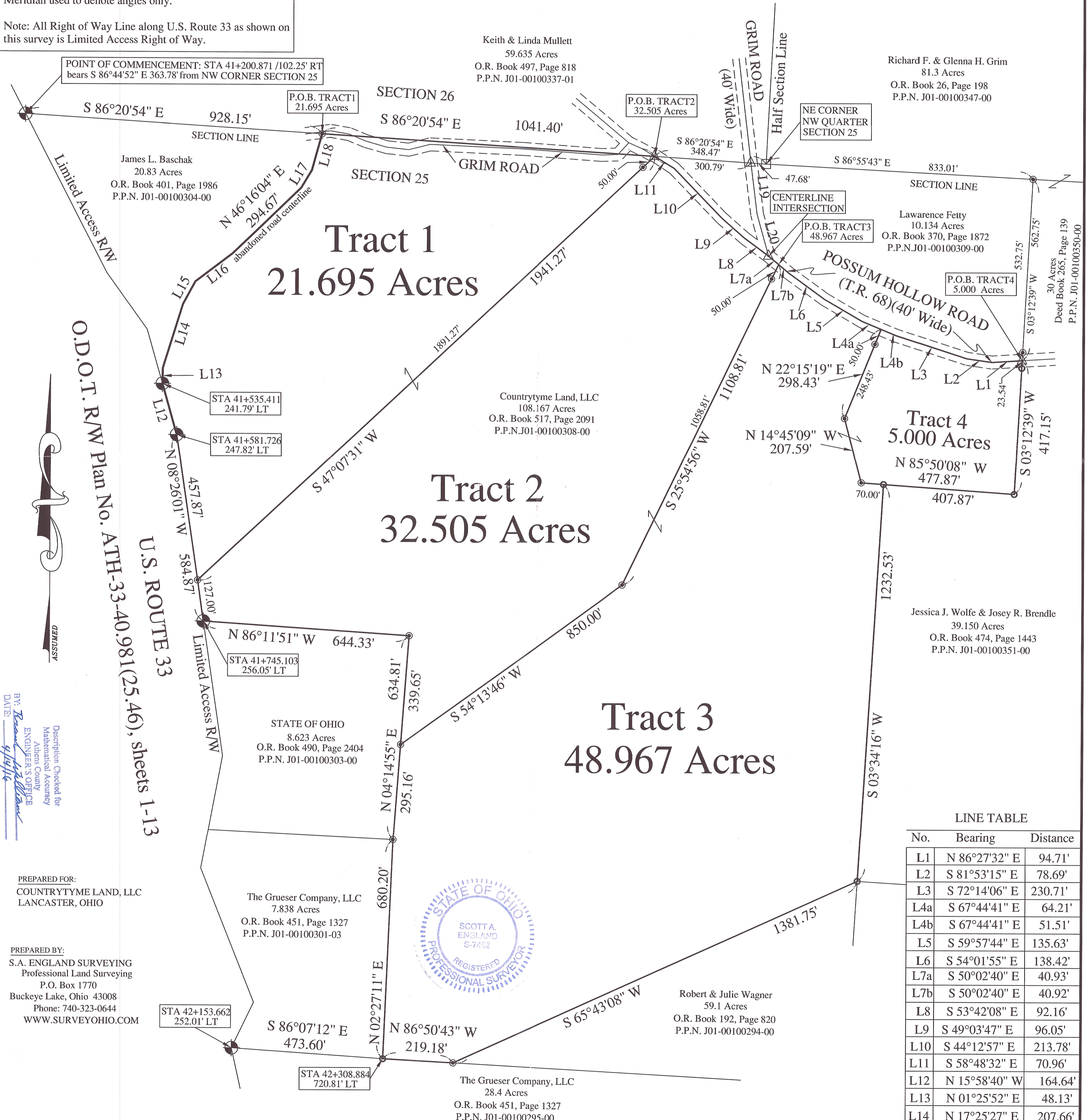
RELATED DOCUMENTS

- 1) O.D.O.T. R/W PLAN NO. ATH-33-40.981(25.46), sheets 1-13
- 2) 2010 SURVEY OF 39.150 ACRES BY ROBERT A. PRICE, P.S.
- 3) 2013 SURVEY OF 48.296 ACRES BY C. THOMAS SMITH, P.S.

LEGEND

- ⊙ - 3/4" O.D. IRON PIPE FOUND W/CAP STAMPED "O.D.O.T."
- - STONE FOUND
- △ - RAILROAD SPIKE SET
- - 5/8" O.D. IRON PIN FOUND
- ⊙ - 5/8" x 30" LONG REBAR W/RED CAP STAMPED "S.A.ENGLAND #7452"

NOTE: EASEMENTS NOT SHOWN



O.D.O.T. R/W Plan No. ATH-33-40.981(25.46), sheets 1-13

U.S. ROUTE 33
 Limited Access R/W

BY: *Scott A. England*
 DATE: 4/24/16
 Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

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.

Date: *4/24/16*
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

REVISED SURVEY:

LINE TABLE

No.	Bearing	Distance
L1	N 86°27'32" E	94.71'
L2	S 81°53'15" E	78.69'
L3	S 72°14'06" E	230.71'
L4a	S 67°44'41" E	64.21'
L4b	S 67°44'41" E	51.51'
L5	S 59°57'44" E	135.63'
L6	S 54°01'55" E	138.42'
L7a	S 50°02'40" E	40.93'
L7b	S 50°02'40" E	40.92'
L8	S 53°42'08" E	92.16'
L9	S 49°03'47" E	96.05'
L10	S 44°12'57" E	213.78'
L11	S 58°48'32" E	70.96'
L12	N 15°58'40" W	164.64'
L13	N 01°25'52" E	48.13'
L14	N 17°25'27" E	207.66'
L15	N 28°30'09" E	79.98'
L16	N 52°52'25" E	146.07'
L17	N 31°29'52" E	64.09'
L18	N 15°32'21" E	117.21'
L19	S 07°11'30" E	166.07'
L20	S 15°40'38" E	135.01'

GRAPHIC SCALE

