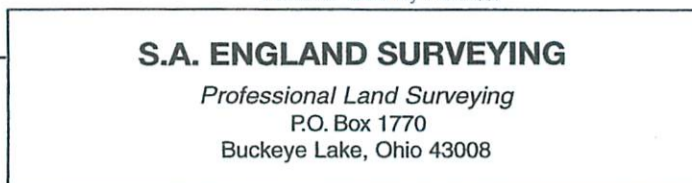


MAY 27 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Davis E. Smith
DATE: 5/27/22



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
46.502 Acres Total
All of 14555 Rankin Road Athens, LLC Parcel: O.R. Book 467, Page 173

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of the North Half of Section 19, Township 4N, Range 13W, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to 14555 Rankin Road, LLC, as recorded in O.R. Book 467, Page 173, in the Athens County Deed Records, being all of Auditor's P.P.N. J01-00100265-00 & P.P.N. J01-00100268-02, and further described as follows;

Commencing at a stone found on the North line of Section 19 marking the Northwest corner of Lot 1 of The Joe Pedigo Subdivision, as recorded in Plat Envelope 452B conveyed to Ariel M. Martian, as recorded in O.R. Book 507, Page 696, and being the Northeast corner of a parcel conveyed to Bruce E. Sabel, as recorded in O.R. Book 19, Page 791;

Thence, S 02°45'24" W 1356.42 feet with the West line of said Lot 1, the same being the East line of said parcel conveyed to Sabel (OR19,Pg.791) to a point in the centerline of an "old road bed", being the **PRINCIPLE PLACE OF BEGINNING** of the 46.438 Acre parcel herein to be described;

Thence with the South line of said Lot 1 along the centerline of said "old road bed", with the following six (6) courses and distances:

- 1) N 54°55'24" E 73.75 feet to a point;
- 2) N 72°51'17" E 242.24 feet to a point;
- 3) N 63°52'48" E 90.31 feet to a point;
- 4) N 56°23'48" E 150.43 feet to a point;
- 5) N 50°16'42" E 118.56 feet to a point;
- 6) N 54°11'52" E 87.77 feet to an iron pin set marking the Northwest corner of a 5.11 Acre parcel conveyed to Valerie L. Keinath & Shawna N. Black, as recorded in O.R. Book 532, Page 1072;

Thence with the boundary of said 5.11 Acre parcel conveyed to Keinath & Black, with the following five (5) courses and distances:

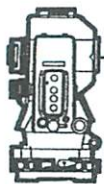
- 7) S 22°10'04" W 119.71 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 29.31 to a point;
- 8) S 50°13'22" W 257.37 feet to a 5/8" o.d. iron pin found;
- 9) S 20°42'53" E 413.58 feet to a 5/8" o.d. iron pin found;
- 10) S 87°42'22" E 338.94 feet to a 5/8" o.d. iron pin found;
- 11) N 03°33'41" E 277.31 feet to a point in the centerline of a creek, also being on the South line of a parcel conveyed to Glenva Evelyn Anderson, Trustee, as recorded in O.R. Book 535, Page 1632, and passing over an iron pin set in the centerline of a 30 foot wide ingress/egress easement at 236.97 feet;

Thence with the South line of said parcel conveyed to Anderson (OR532,Pg1072) along the centerline of an existing creek, with the following four (4) courses and distances:

- 12) N 85°56'21" E 83.85 feet to a point;
- 13) S 65°51'29" E 53.83 feet to a point;
- 14) S 32°16'02" E 48.05 feet to a point;
- 15) N 55°09'10" E 35.59 feet to a point marking the Southwest corner of a 3.15 Acre parcel conveyed to Danny R. Tipton, as recorded in O.R. Book 88, Page 397;

Thence with the South line of said parcel conveyed to Tipton (OR88,Pg397) continuing along said creek, with the following two (2) courses and distances:

- 16) S 51°26'32" E 242.37 feet to a 5/8" o.d. iron pin found;
- 17) S 58°43'37" E 255.45 feet to a point marking the Northwest corner of a 26.92 Acre parcel conveyed to David W. Smith, as recorded in O.R. Book 524, Page 2136: said point bears N 75°21'57" W 33.56 feet from a 5/8" o.d. iron pin found;



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Thence with the West line of said parcel conveyed to Smith (OR524,Pg2136), with the following three (3) courses and distances:

- 18) S 13°10'10" W 643.14 feet to an iron pin set;
- 19) N 86°26'19" W 61.38 feet to an iron pin set;
- 20) S 03°33'41" W 576.84 feet to an iron pin set on the "East-West" Half Section Line of Section 19, and being on the North line of a 32.80 Acre parcel conveyed to Markus D. Kinder, as recorded in O.R. Book 200, Page 434;

Thence, N 86°55'53" W 1344.92 feet with said "East-West" Half Section Line of Section 19, the same being the North line of said parcel conveyed to Kinder (OR200,Pg434) and extending along the North line of a p50.23 Acre parcel conveyed to Kenneth L. & Rhonda J. Meeks, as recorded in O.R. Book 356, Page 769, to an iron pin set marking the Southeast corner of said parcel conveyed to Sabel (OR19,Pg791), and passing over an iron pin set on the "North-South" Half Section Line at 445.50 feet;

Thence, N 02°45'24" E 1483.16 feet East line of said parcel conveyed to Sabel (OR19,Pg791), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 46.438 Acres, more or less.

Together with a 30 foot wide easement for ingress/& egress as recorded in O.R. Book 496, Page 696.

Also the following described 0.064 Acre parcel:

Commencing at a ¾" o.d. iron pipe found on the West Right of Way Line cul-de-sac of Rankin Road on the North line of a 3.58 Acre parcel conveyed to Glenva Evelyn Anderson, Trustee, as recorded in O.R. Book 535, Page 1688, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.064 Acre parcel herein to be described: said pipe bears S 39°12'00" E 1186.60 feet from a stone found marking the Northwest corner of Lot 1 of The Joe Pedigo Subdivision, as recorded in Plat Envelope 452B;

Thence, S 46°37'03" W 74.80 feet with the North line of said parcel conveyed to Anderson (OR535,Pg1688), to a 5/8" o.d. iron pin found on the East line of a 5.11 Acre parcel conveyed to Valerie L. Keinath & Shawna N. Black, as recorded in O.R. Book 532, Page 1072;

Thence, N 21°15'18" W 53.47 feet with the East line of said parcel conveyed to Keinath & Black (OR532,Pg1072), to an iron pin set on the South line of said Lot 1 of The Joe Pedigo Subdivision (Plat Envelope 452B);

Thence, N 46°03'41" E 46.77 feet with the South line of said Lot 1 of the Joe Pedigo Subdivision (Plat Envelope 452B), to an iron pin set on the West Right of Way Line cul-de-sac of Rankin Road;

Thence with said West Right of Way Line cul-de-sac of Rankin Road with a curve to the left (Radius = 50.00 feet, delta angle = 60°47'50", Arc Length 53.06 feet) with a chord bearing S 52°21'04" E 50.60 feet, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.064 Acres, more or less.

The above described Non-Contiguous parcels total 46.502 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


The bearings of the above description are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 May of 2022.

Dated 5/25/22

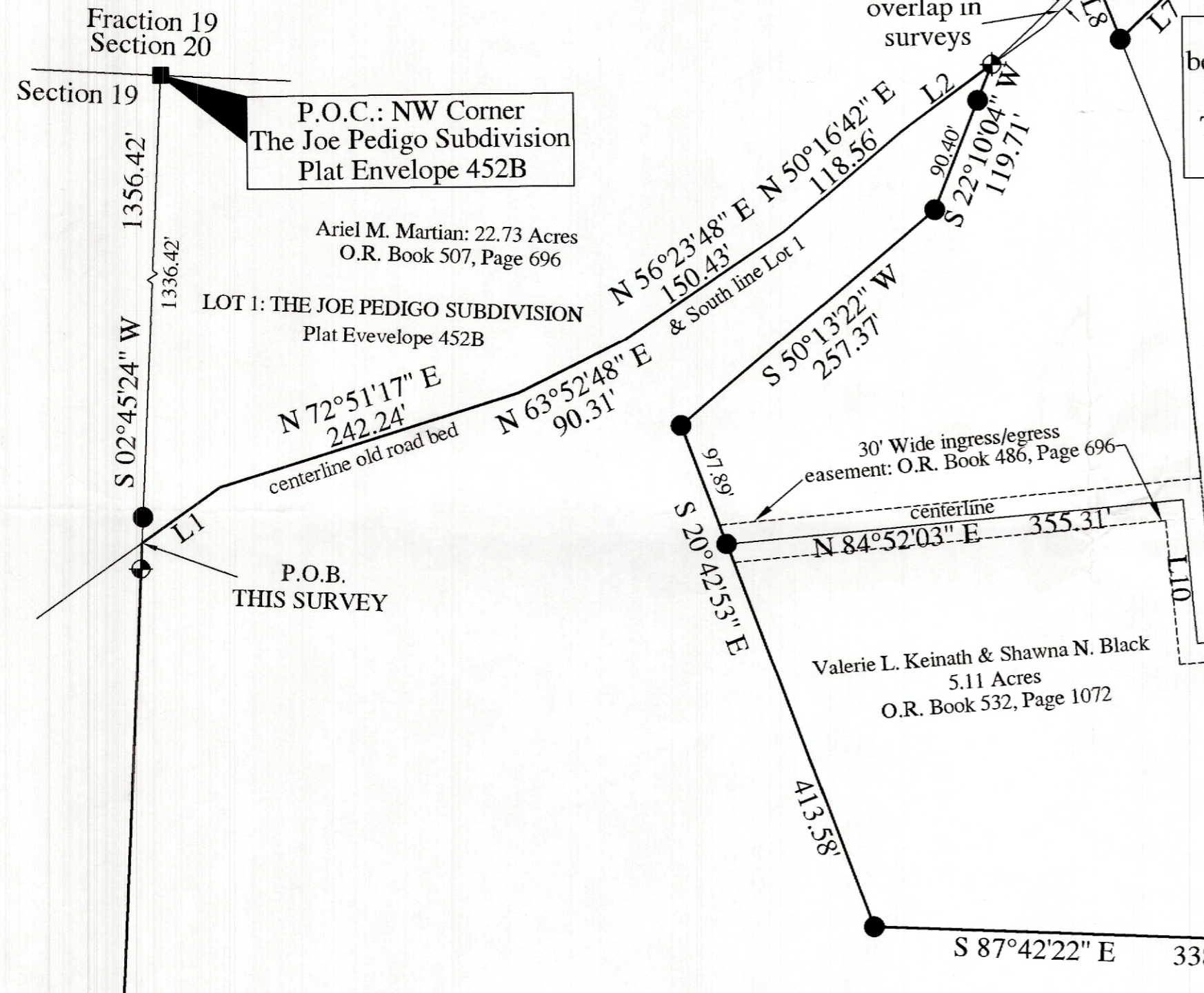
Job No. 3903-22AT


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



Plat of Survey
 Township of Lodi, County of Athens, State of Ohio,
 part North Half Section 12, Township 4N, Range 13W.

PROPERTY LOCATION:
 Being a Survey of a 36.09 Acre parcel & an 11.16 Acre parcel
 conveyed to 14555 Rankin Road Athens, LLC, as recorded in O.R.
 Book 467, Page 173, in the the Athens County Deed Records, and
 being all of Auditor's P.P.N. J01-00100265-00 & J01-00100268-02.



P.O.B. 0.064 Ac. Parcel:
 bears S 39°12'00" E 1186.60'
 from NW Corner Lot 1 of
 The Joe Pedigo Subdivision
 Plat Envelope 452B

The bearings of this plat are based on the O.D.O.T. CORS Network
 System, Ohio State Plane Coordinate System, South Zone, 2011
 (NAD83).

LINE TABLE

No.	Bearing	Distance
L1	N 54°55'24" E	73.75'
L2	N 54°11'52" E	87.77'
L3	N 85°56'21" E	83.85'
L4	S 65°51'29" E	53.83'
L5	S 32°16'02" E	48.05'
L6	N 55°09'10" E	35.59'
L7	S 46°37'03" W	74.80'
L8	N 21°15'18" W	53.47'
L9	N 46°03'41" E	46.77'
L10	S 05°07'57" E	111.78'
L11	N 85°56'21" E	101.42'

C1
 Radius = 50.00'
 Arc Length = 53.06'
 Delta Angle = 60°47'50"
 Chord = S 52°21'04" E
 50.60'

46.438 Acres
+ 0.064 Acres
46.502 Acres total Surveyed

14555 Rankin Road Athens, LLC
 36.09 Acres
 O.R. Book 467, Page 173

14555 Rankin Road Athens, LLC
 11.16 Acres
 O.R. Book 467, Page 173

"North-South" Half Section Line of Section 19

"East-West" Half Section Line of Section 19

Kenneth L. & Rhonda J. Meeks
 50.23 Acres
 O.R. Book 356, Page 769

Markus D. Kinder
 32.80 Acres
 O.R. Book 200, Page 434

- RELATED DOCUMENTS**
- 1) The Joe Pedigo Subdivision: Plat Envelope 452B
 - 2) 1995 Survey of 5.166 Acres by Kenneth E. Highland, P.S. S-7581
 - 3) 2004 Survey of 42.810 Acres by Gerald W. Bayha, P.S. S-6139
 - 4) 2014 Survey of 5.11 Acres by John M. Branner, P.S. S-6805

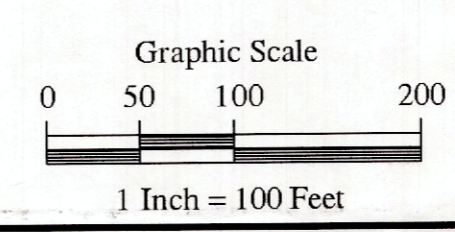
- LEGEND**
- - Stone Found
 - ▲ - 3/4" o.d. Iron Pipe Found
 - - 5/8" o.d. Iron Pin Found
 - ⊕ - Iron Pin Set
 5/8" Rebar 30" long w/ Red Cap
 Labeled S.A. England #7452



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 5/27/22

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 5/25/22
 Scott A. England, P.S.
 Ohio Registered Surveyor #7452



PREPARED BY:
 S.A. ENGLAND SURVEYING
 Professional Land Surveying
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 Buckeye Lake, Ohio 43008
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 email: saengland@surveyohio.com