

MAY 21 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 5/21/20



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
Tract 1-A: 5.304 Acres
Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Volume 566, Page 607

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 607, in the Athens County Deed Records, also being part of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 00°21'37" W 804.44 feet and N 89°38'23" W 1705.53 feet to a stone found marking the Northwest corner of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, being on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319, also being on the East line of a 236.10 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 203, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.304 Acre parcel herein to be described;

Thence with the North line of said parcel conveyed to Countrytyme Land Specialist, Ltd. (OR566,Pg607), of which this description is a part, the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the following two (2) courses and distances:

- 1) N 82°45'05" E 193.94 feet to a 1" o.d. iron pin found;
- 2) N 82°46'13" E 286.06 feet to an iron pin set;

Thence with a line across said parcel conveyed to Countrytyme Land Specialist, Ltd. (OR566,Pg607), of which this description is a part, with the following three (3) courses and distances:

- 3) S 25°45'39" W 653.92 feet to an iron pin set;
- 4) S 13°30'44" W 90.32 feet to an iron pin set;
- 5) S 21°18'18" E 87.06 feet to the South line thereof, and passing over an iron pin set at 57.06 feet

Thence with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being the centerline of Woodlane Road, with the following two (2) courses and distances:

- 1) With a curve to the left (Radius 625.44 feet, Delta Angle 18°40'40", Arc Length 203.89 feet) with a chord bearing S 89°31'34" W 202.99 feet to the end of said curve;
- 2) S 81°42'39" W 53.21 feet to a mag nail set on the West line thereof, and being on the East line of said 236.10 Acre parcel conveyed to The United States of America (DV179,Pg203);

Thence, N 04°17'59" E 708.73 feet leaving Woodlane Road with the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being the East line of said parcel conveyed to The United States of America (D.B.179,Pg.203), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 23.80, and containing 5.304 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 East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20

[Signature]
Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 3369-20AT-Tract1-ARev1



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: David E. Smith
DATE: 5/21/20



E-mail: www.surveyohio.com

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Ohio Phone: 1-800-551-5844

Legal Description

Tract 2-A: 5.056 Acres

Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Volume 566, Page 607

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 607, in the Athens County Deed Records, also being part of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 00°21'37" W 740.97 feet and N 89°38'23" W 1230.15 feet to an iron pin set on the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, also being on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319, and being the PRINCIPLE PLACE OF BEGINNING of the 5.056 Acre parcel herein to be described;

Thence with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being on the South line of said parcel conveyed to The United States of America (DV179,Pg719), with the following two (2) courses and distances:

- 1) N 82°46'13" E 151.98 feet to a mine rail found;
- 2) N 77°07'12" E 176.42 feet to an iron pin set;

Thence, S 24°38'45" W 643.34 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part to an inaccessible point in a shed marking the Northeast corner of a 0.072 Acre parcel conveyed to Betty J. Kinnison, as recorded in O.R. Book 70, Page 1;

Thence with the boundary of said parcel conveyed to Kinnison (O.R.70,Pg.1), with the following two (2) courses and distances::

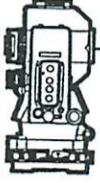
- 3) S 88°36'09" W 87.84 feet to a 5/8" o.d. iron pin found;
- 4) S 16°06'26" E 50.00 feet to a 3/4" o.d. iron pipe found on the North line of a 0.40 Acre parcel conveyed to James M. Bahl, Jr. & Christina M. Bahl, as recorded in O.R Book 53,Page.853;

Thence with the boundary of said parcel conveyed to Bahl (O.R.53,Pg.853), with the following two (2) courses and distances::

- 5) S 66°52'09" W 77.95 feet to a 3/4" o.d. iron pipe found;
- 6) S 04°06'01" E 187.88 feet to the centerline of Woodlane Road, and passing over a 3/4" o.d. iron pipe found at 141.90 feet;

Thence with the centerline of Woodlane Road, the same being the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), with the following two (2) courses and distances:

- 7) N 79°20'44" W 189.41 feet to a point of curvature;
- 8) With a curve to the left (Radius 625.44 feet, Delta Angle 00°54'40", Arc Length 9.95 feet) with a chord bearing N 80°40'46" W 9.95 feet to an a point;



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Thence leaving Woodlane Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg 607), of which this description is a part, with the following three (3) courses and distances:

- 9) N 21°18'18" W 87.06 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 10) N 13°30'44" E 90.32 feet to an iron pin set;
- 11) N 25°45'39" E 653.92 feet to the PRINCIPLE PLACE OF BEGINNING.


Said parcel as surveyed contains **5.056 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 East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20



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

Job No. 3369-20AT-Tract2-ARev1

Legal Description Pre-Approval
APPROVED
 All transfers are subject to
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MAY 21 2020

Jill Thompson
 Athens County Auditor



BY: David S. Sw
DATE: 5/21/20



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Legal Description

Tract 3-A: 5.072 Acres

Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Volume 566, Page 607

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 607, in the Athens County Deed Records, also being part of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 00°21'37" W 680.49 feet and N 89°38'23" W 907.77 feet to an iron pin set on the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, also being on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.072 Acre parcel herein to be described;

Thence with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being on the South line of said parcel conveyed to The United States of America (DV179,Pg719), with the following three (3) courses and distances:

- 1) N 77°07'12" E 74.36 feet to a 3/4" o.d. iron pin found;
- 2) N 68°07'12" E 149.15 feet to a 3/4" o.d. iron pin found;
- 3) N 61°07'12" E 91.08 feet to an iron pin set;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following three (3) courses and distances:

- 4) S 24°39'15" W 764.74 feet to an iron pin set;
- 5) S 06°25'13" W 255.39 feet to an iron pin set;
- 6) S 46°52'28" W 141.21 feet to the South line thereof in the centerline of Woodlane Road (Co. Road 5), and passing over an iron pin set at 111.21 feet;

Thence with the centerline of Woodlane Road, the same being the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following three (3) courses and distances:

- 7) N 64°57'57" W 56.59 feet to an angle point;
- 8) N 69°12'11" W 60.05 feet to an angle point;
- 9) N 76°53'27" W 34.98 feet to the Southeast corner of a 0.40 Acre parcel conveyed to James M. Bahl, Jr. & Christina M. Bahl, as recorded in O.R. Book 53, Page 853;

Thence, N 06°29'49" E 293.14 feet leaving Woodlane Road with the East line of said parcel conveyed to Bahl (O.R.53,Pg.853) and extending along the East line of a 0.072 Acre parcel conveyed to Betty J. Kinnison, as recorded in O.R. Book 70, Page 1, to an inaccessible point in a portable shed, and passing over an iron pin set at 30.00 feet;

Thence, N 24°38'45" E 643.34 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**.



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Said parcel as surveyed excepting a 0.06 Acre parcel recorded in O.R. Book 70, Page 1, and containing **5.072 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


Subject to a 30 foot wide easement recorded in O.R. Book 70, Page 1

The bearings of the above description are based on the East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20


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

Job No. 3369-20AT-Tract3-A

Legal Description Pre-Approval
APPROVED
 All transfers are subject to
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MAY 21 2020

Jill Thompson
 Athens County Auditor





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Thence with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607) of which this description is a part, the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the following two (2) courses and distances:

- 10) N 61°07'12" E 19.13 feet to a 3/4" o.d. iron pin found;
- 11) N 67°52'12" E 69.37 feet to the PRINCIPLE PLACE OF BEGINNING.


Said parcel as surveyed contains **5.834 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 East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20


 Scott A. England P.S.
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Job No. 3369-20AT-Tract3-A

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Legal Description
Tract 5-A: 5.840 Acres
Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Volume 566, Page 607

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 607, in the Athens County Deed Records, also being part of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 00°21'37" W 461.61 feet and N 89°38'23" W 380.00 feet to an iron pin set on the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, also being on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319, and being the PRINCIPLE PLACE OF BEGINNING of the 5.840 Acre parcel herein to be described;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following two (2) courses and distances:

- 1) S 05°27'54" W 1194.31 feet to an iron pin set;
- 2) S 19°40'11" E 184.47 to the South line thereof in the centerline of Woodlane Road (Co. Road 5), and passing over an iron pin set at 154.47 feet;

Thence with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being the centerline of Woodlane Road, with the following three (3) courses and distances:

- 3) With a curve to the right (Radius 1009.09 feet, delta angle 09°36'29", arc length 169.22 feet) with a chord bearing N 80°50'49" W 169.02 feet to a point of tangency;
- 4) N 76°02'35" W 84.72 feet to an angle point;
- 5) N 68°47'35" W 71.66 to an angle point;

Thence leaving Woodlane Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following four (4) courses and distances:

- 6) N 05°43'59" E 411.96 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 7) N 20°31'14" E 402.72 feet to an iron pin set;
- 8) N 04°12'26" E 211.42 feet to an iron pin set;
- 9) N 03°04'42" E 227.72 feet to an iron pin set on the North line thereof, and being on the South line of said parcel conveyed to The United States of America (DV179,Pg319);

Thence, N 67°52'12" E 170.00 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607) of which this description is a part, the same being the South line of said parcel conveyed to The United States of America (DB179,Pg319), to the PRINCIPLE PLACE OF BEGINNING, and containing 5.840 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 East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20

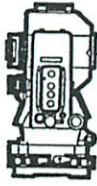
[Signature]
Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 3369-20AT-Tract5-A



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Don E. Stewart
DATE: 5/21/20



E-mail: www.surveyohio.com

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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
Tract 6-A: 7.669 Acres
Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Volume 566, Page 607

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 607, in the Athens County Deed Records, also being part of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 00°21'37" W 659.62 feet with the East line of Section 18, to a point in the centerline of Monday Creek, being on the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, also being on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319;

Thence with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the centerline of Monday Creek along the following two (2) courses and distances:

- 1) N 48°29'25" W 147.99 feet to an angle point;
- 2) N 39°05'51" W 19.99 feet to the **PRINCIPLE PLACE OF BEGINNING** of the 7.669 Acre parcel herein to be described;

Thence with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being on the South line of said parcel conveyed to The United States of America (DV179,Pg719), with the continuing with the centerline of Woodlane Road, with the following seven (7) courses and distances:

Thence leaving Monday Creek with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following four (4) courses and distances:

- 1) S 21°33'21" W 380.00 feet to an iron pin set and passing over an iron pin set at 44.40 feet;
- 2) S 17°38'15" E 555.18 feet to an iron pin set;
- 3) S 45°37'20" W 277.52 feet to an iron pin set;
- 4) S 07°14'04" E 200.02 feet to the South line thereof in the centerline of Woodlane Road (Co. Road 5), and passing over an iron pin set at 170.02feet;

Thence with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being the centerline of Woodlane Road, with a curve to the right (Radius 1009.09 feet, Delta Angle 09°19'53", Arc Length 162.58 feet) with a chord bearing S 89°44'00" W 162.41 feet to an angle point;

Thence leaving Woodlane Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following two (2) courses and distances:

- 5) N 19°40'11" W 184.47 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 6) N 05°27'54" E 1194.31 feet to an iron pin set on the North line thereof, also being on the South line of said parcel conveyed to the United States of America (DV179,Pg319)



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Thence, N 67°52'12" E 140.00 feet to the centerline of Monday Creek, and passing over a mine rail at 124.17 feet;

Thence continuing with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the centerline of Monday Creek along the following three (3) courses and distances:

- 21) S 68°22'48" E 43.56 feet to an angle point;
- 23) S 33°27'31" E 120.21 feet to an angle point;
- 21) S 39°05'51" E 29.91 feet to the PRINCIPLE PLACE OF BEGINNING.


Said parcel as surveyed contains 7.669 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 East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20


 Scott A. England P.S.
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Job No. 3369-20AT-Tract6-A

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BY: Dee S. Sw
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Legal Description

Tract 7-A: 5.033 Acres

Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Volume 566, Page 607

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 566, Page 607, in the Athens County Deed Records, also being part of Auditor's P.P.N. P030380002200, and further described as follows;

Commencing at the Northeast corner of Section 18, the same being the Northwest corner of Section 12;

Thence S 00°21'37" W 659.62 feet with the East line of Section 18, to a point in the centerline of Monday Creek, being on the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, also being on the South line of a 26.66 Acre parcel conveyed to The United States of America, as recorded in Deed Book 179, Page 319, being the Northwest corner of an 8.198 Acre parcel conveyed to James NN Davis, as recorded in O.R. Volume 439, Page 2634, and being the PRINCIPLE PLACE OF BEGINNING of the 5.033 Acre parcel herein to be described;

Thence, S 00°21'37" W 334.83 feet leaving Monday Creek with the East line of Section 18 and said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607) of which this description is a part, to a 5/8" o.d. iron pin found marking the Northeast corner of a 0.464 Acre parcel conveyed to James N. Davis, as recorded in O.R. Book 439, Page 2634, and passing over an iron pin set at 70.90 feet;

Thence continuing with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607) of which this description is a part, the same being the boundary of said 0.464 Acre parcel conveyed to Davis (O.R.439,Pg.2634), with the following five (5) courses and distances:

- 1) N 61°23'46" W 65.92 feet to a 5/8" o.d. iron pin found;
- 2) S 65°03'11" W 112.61 feet to a 5/8" o.d. iron pin found;
- 3) S 33°53'50" E 100.47 feet to a 5/8" o.d. iron pin found;
- 4) S 46°30'12" E 104.18 feet to a 5/8" o.d. iron pin found;
- 5) S 58°54'46" E 31.76 feet to a 3/4" o.d. iron pin found on the East line of Section 18, the same being the West line of Section 12 and said 8.198 Acre parcel conveyed to Davis (O.R.439,Pg.2634);

Thence, S 00°21'37" W 592.21 feet with the East line of Section 18 and said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), the same being the West line of Section 12 and said 8.198 Acre parcel conveyed to Davis (O.R.439,Pg.2634), to the centerline of Woodlane Road (Co. Road 5), and passing over a 5/8" o.d. iron pin found at 575.76 feet;

Thence with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, the same being the centerline of Woodlane Road, with the following two (2) courses and distances:

- 1) S 78°13'12" W 143.89 feet to a point of curvature;
- 2) With a curve to the right (Radius 1009.09 feet, Delta Angle 06°53'51", Arc Length 121.48 feet) with a chord bearing S 81°40'08" W 121.40 feet to an angle point;

Thence leaving Woodlane Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), of which this description is a part, with the following four (4) courses and distances:

- 3) N 07°14'04" W 200.02 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 4) N 45°37'20" E 277.52 feet to an iron pin set;
- 5) N 17°38'15" W 555.18 feet to an iron pin set;
- 6) N 21°33'21" E 380.00 feet to a point in the centerline of Monday Creek on the North line thereof, also being on the South line of said parcel conveyed to the United States of America (DV179,Pg319), and passing over an iron pin set at 335.60 feet;



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Ohio Phone: 1-800-551-5844

Thence with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. (OR566,Pg607), the same being the South line of said 26.66 Acre parcel conveyed to The United States of America (D.B.179,Pg.319), with the centerline of Monday Creek along the following two (2) courses and distances:

- 21) S 39°05'51" E 19.99 feet to an angle point;
- 23) S 48°29'25" E 147.99 feet to the PRINCIPLE PLACE OF BEGINNING.

The above described parcel contains **5.033 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 East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" 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 February and May of 2020.

Dated 5/21/20

Job No. 3369-20AT-Tract7-A


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



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

MAY 21 2020

Jill Thompson
 Athens County Auditor

Plat of Survey

City of Nelsonville, Township of York, County of Athens, State of Ohio, being part of Section 18, Township 12N, Range 15W, of the Ohio Company Purchase.

PROPERTY LOCATION

Situated in the Township of York, City of Nelsonville, County of Athens, and being a part of Section 18, Township 12N, Range 15W, of the Ohio Company Purchase.

Being a Survey of 39.807 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Volume 566, Page 607, in the Athens County Deed Records, and being all of Auditor's P.P.N. P030380002200.

BASIS OF BEARING

The bearings of this plat are based on the East line of Section 18, the same being the West line of Section 12, as being S 00°21'37" W, and is an assumed Meridian used to denote angles only.

FLOOD ZONE CERTIFICATION

Subject to the Flood Zone A Plain, as per Community Panel No. 39009C008089C, dated December 18, 2009, of the FEMA Maps of this area.

PREPARED FOR:

Countrytyme Land Specialists, Ltd.

A

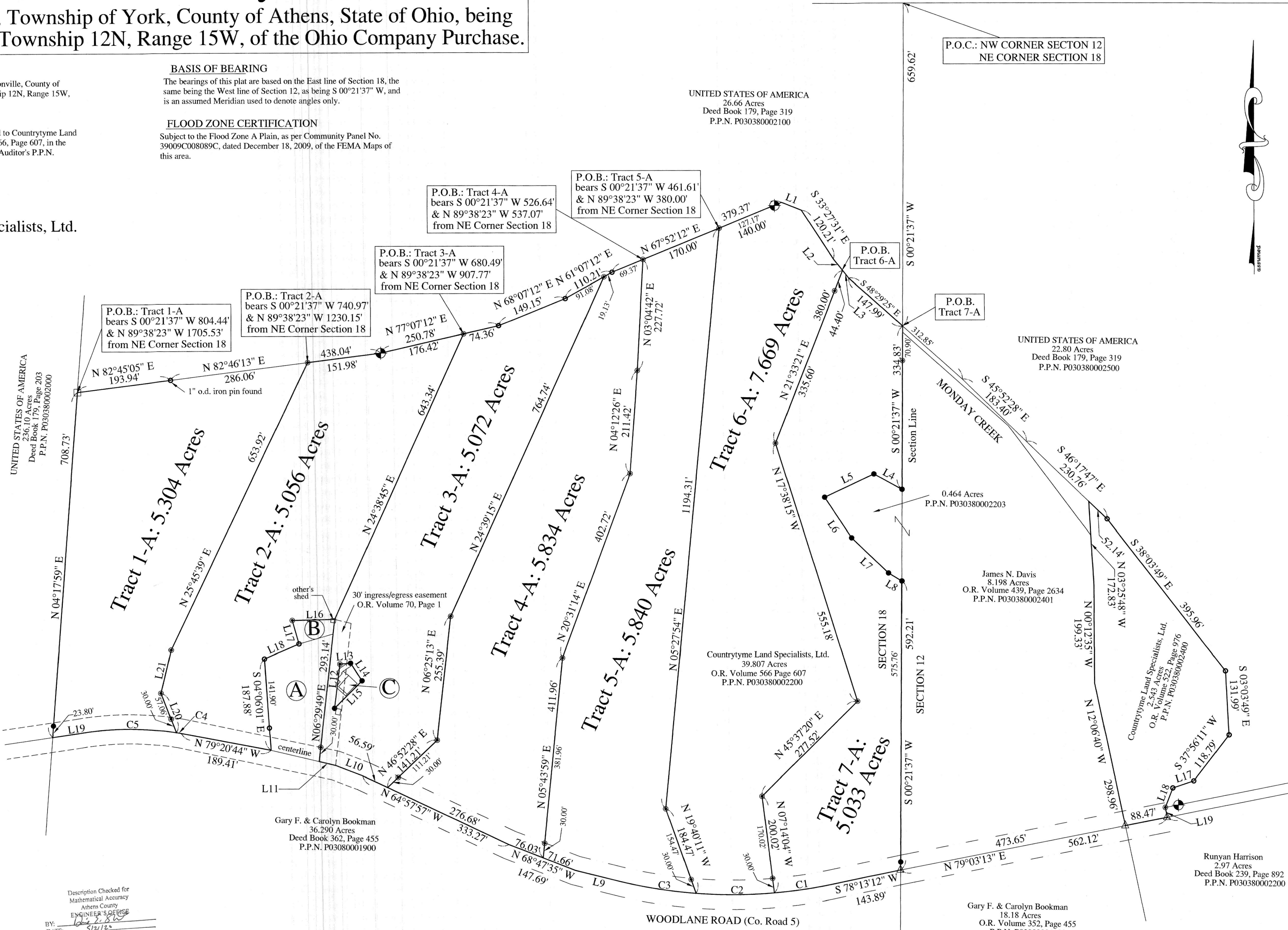
James M. Bahl, Jr. & Christina M. Bahl (0.40 Ac.)
O.R. Volume 53, Page 853
P.P.N. P030380002300

B

Betty J. Kinnison
0.072 Acres
O.R. Volume 70, Page 1
P.P.N. P030380002201

C

Sandra Thrapp
0.06 Acres
O.R. Volume 53, Page 851
P.P.N. P0303800022002



LINE TABLE

No.	Bearing	Distance
L1	S 68°22'48" E	43.56'
L2	S 39°05'51" E	29.91'
L3	S 39°05'51" E	19.99'
L4	N 61°23'46" W	65.92'
L5	S 65°03'11" W	112.61'
L6	S 33°53'50" E	100.47'
L7	S 46°30'12" E	104.18'
L8	S 58°54'46" E	31.76'
L9	N 76°02'35" W	84.72'
L10	N 69°12'11" W	60.05'
L11	N 76°53'27" W	34.98'
L12	N 07°06'08" E	91.34'
L13	N 85°23'21" E	22.26'
L14	S 33°21'17" W	43.12'
L15	S 45°23'47" W	80.34'
L16	S 88°36'09" W	87.84'
L17	S 16°06'26" E	50.00'
L18	S 66°52'09" W	77.95'
L19	S 81°42'39" W	53.21'
L20	N 21°18'18" W	87.06'
L21	N 13°30'44" E	90.32'
L22	S 71°51'24" W	45.78'
L23	S 21°20'08" W	42.75'
L24	S 10°56'47" E	20.39'

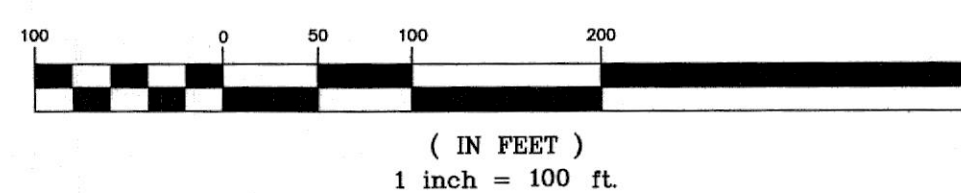
CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	121.48'	1009.09'	06°53'51"	S 81°40'08" W 121.40'
C2	162.58'	1009.09'	09°13'53"	S 89°44'00" W 162.41'
C3	169.22'	1009.09'	09°36'29"	N 80°50'49" W 169.02'
C4	9.95'	625.44'	00°54'40"	N 80°40'46" W 9.95'
C5	203.89'	625.44'	18°40'40"	S 89°31'34" W 202.99'

RELATED DOCUMENTS

- 2000 Survey of 8.198 Acres by Kenneth E. Highland, P.S. S-7581
- 2011 Survey for U.S. Forest Service by Robert C. Canter, P.S. S-7226

GRAPHIC SCALE



LEGEND

- △ - Mag Spike Set
- - 5/8" o.d. x 30" iron pin set w/red cap labeled "S.A. ENGLAND #S-7452"
- - 5/8" o.d. iron pin found
- - Stone Found
- - 3/4" o.d. Iron Pin found
- - Mine Rail Found

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 5/21/20

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 5/21/20
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452