

S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



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Legal Description
45.239 Acres

Maris & Nola Lea Jende Parcel: Deed Volume 365, Page 304, O.R. Volume 8, Page 90

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of Section 2 & Section 8, Township 6N, Range 12W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of 4 parcels conveyed to Maris & Nola Lea Jende, as recorded in Deed Volume 365, Page 304, and O.R. Volume 8, Page 90, in the Athens County Deed Records, and being all of Auditor's P.P.N. K01-00100062-00, P.P.N. K01-00100061-00, P.P.N. K01-00100134-00, & P.P.N. K01-00100132-00, and further described as follows;

Commencing at a stone found marking the Southwest corner of Section 2, also being the Southeast corner of Section 8, being the Northwest corner of Section 3 and a 20 Acre parcel conveyed to Stephan D. Lightner, as recorded in O.R. Volume 60, Page 216, also being the Northeast corner of Section 7 and a 4 acre parcel conveyed to Elizabeth Cook, as recorded in O.R. Volume 70, Page 234, and being the **PRINCIPLE PLACE OF BEGINNING** of the **45.239 Acre** parcel herein to be described;

Thence, **S 87°43'15" W 263.44 feet** with the South line of Section 8, the same being the North line of Section 7 and said 4 Acre parcel conveyed to Cook (O.R. Volume 70, Page 234), to an iron pin set in an old roadway on the East line of a parcel conveyed to Kenneth Darrell & Nancy L. Garrett, as recorded in O.R. Volume 106, Page 951;

Thence with the centerline of an old roadway, the same being the East line of said parcel conveyed to Garrett (O.R. Volume 106, Page 951), with the following six (6) courses and distances:

- 1) **N 03°59'00" W 303.05 feet** to an angle point;
- 2) **N 00°09'00" W 86.89 feet** to an angle point;
- 3) **N 28°43'39" E 180.20 feet** to a 5/8" o.d. iron pin found;
- 4) **N 13°50'35" E 240.85 feet** to an angle point;
- 5) **N 02°36'34" E 85.30 feet** to an angle point;
- 6) **N 03°40'34" W 258.56 feet** to a mag nail set on a concrete bridge;

Thence, **S 88°30'00" E 153.03 feet** leaving said bridge continuing with the boundary of said parcel conveyed to Garrett (O.R. Volume 106, Page 951), to a 5/8" o.d. iron pin found on the East line of Section 8, also being on the West line of Section 2;

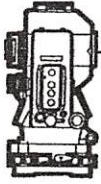
Thence, **N 00°16'14" E 210.38 feet** with the East line of said parcel conveyed to Garrett (O.R. Volume 106, Page 951) and Section 8, the same being the West line of Section 2, to a 5/8" o.d. iron pin found on the South line of a 20 Acre parcel conveyed to Kenneth Darrell & Nancy L. Garrett, as recorded in O.R. Volume 106, Page 951;

Thence, **N 85°35'35" E 1320.23 feet** leaving said Section Line with the South line of said 20 Acre parcel conveyed to Garrett (O.R. Volume 106, Page 951) and extending along the South line of a 6.355 acre parcel conveyed to Russell & Georgianna Hollopeter, as recorded in O.R. Volume 434, Page 119, to an iron pin set marking the Northwest corner of a 14.33 Acre parcel conveyed to Tod Swearingen, as recorded in O.R. Volume 443, Page 1546, and passing over a 5/8" o.d. iron pin found marking the Southwest corner of said 6.355 Acre parcel conveyed to Hollopeter (O.R. Volume 434, Page 119) at 674.60 feet;

Thence, **S 00°03'08" W 1320.04 feet** with the West line of said parcel conveyed to Swearingen (O.R. Volume 443, Page 1546), to an iron pin set marking the Southwest corner thereof on the South line of Section 2, the same being the North line of Section 3 and a 31 acre parcel conveyed to Joseph I. Boyer, as recorded in O.R. Volume 463, Page 303;

Thence, **S 85°35'05" W 1320.05 feet** with the South line of Section 2, the same being the North line of Section 3 and said parcel conveyed to Boyer (O.R. Volume 463, Page 303) and extending along the North line of said 20 acre parcel conveyed to Lightner (O.R. Volume 60, Page 216, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **45.239 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blause
 DATE: 1-4-12



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The above described 45.239 Acre parcel contains 5.339 Acres in Section 8 and 39.900 Acres in Section 2.

The bearings of the above description are based on the West line of Section 2, the same being the East line of Section 8 as being S 00°00'00" W, and is an assumed Meridian used to denote angles only.

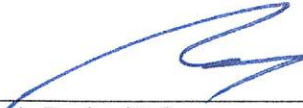
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2011.

Dated

12/28/11

2495-11LI-REV1


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



Plat of Survey

Rome Township, Athens County, State of Ohio, part
Section 2 & Section 8, Township 6N, Range 12W,
of The Ohio Company's Purchase.

PROPERTY LOCATION:

Situated in the Township of Rome, County of Athens,
State of Ohio, and being a part of Section 2 & Section 8,
Township xN, Range 14W, of The Ohio Company's
Purchase.

Being a Re-Survey of 4 Parcels conveyed to Maris &
Nola Lea Jende, as recorded in Volume 365, Page 304,
and Volume 8, Page 90, in the Athens County Deed
Records, and being all of P.P.N. K01-0010006200,
P.P.N. K01-0010006100, P.P.N. K01-0010013200, &
P.P.N. K01-0010013400.

Bearings of this plat are based on the West line of
Section 2, the same being the East line of Section 8, as
being S 00°00'00" W, and is an assumed Meridian used
to denote angles only.

PREPARED FOR:

Wilcox Land Finance Co.
3451 Cincinnati-Zanesville Rd.
Lancaster, Ohio 43130

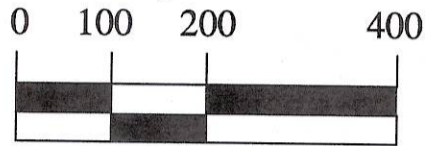
PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770, 5179 Walnut Road
Buckeye Lake, Ohio 43008
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LINE TABLE

No.	Bearing	Distance
L1	N 03°59'00" W	303.05'
L2	N 00°09'00" W	86.89'
L3	N 28°43'39" E	180.20'
L4	N 13°50'35" E	240.85'
L5	N 02°36'34" E	85.30'
L6	N 03°40'34" W	258.56'
L7	S 88°30'00" E	153.03'
L8	S 87°43'15" W	263.44'

Graphic Scale



1 Inch = 200 Feet

Russell & Georgianna Holloper
6.355 Acres
O.R. Volume 434, Page 119
P.P.N. K01-00100067-00

Kenneth Darrell & Nancy L. Garrett
20 Acres: P.P.N. K01-00100130-00 O.R. Volume 106, Page 951

Kenneth Darrell & Nancy L. Garrett
P.P.N. K01-00100129-00
O.R. Volume 106, Page 951

GREEN VALLEY ROAD
existing roadway

EXISTING ROADWAY

EXISTING ROADWAY
Elizabeth Cook
P.P.N. K01-00100081-00

L1
L2
L3
L4
L5
L6
L7
L8

2.00 Acres
K01-00100134-00
O.R. Volume 8, Page 90

2.00 Acres
P.P.N. K01-00100132-00

1109.84'

674.60'
N 85°35'35" E

210.38'
N 00°16'14" E

1320.23'

1320.04'

1320.05'

S 00°03'08" W

13.33 Acres
P.P.N. K01-00100061-00
Deed Volume 365, Page 304

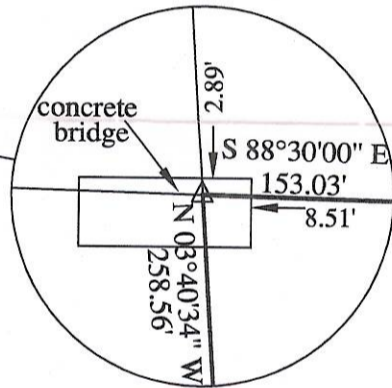
Todd Swearingen
14.33 Acres
O.R. Volume 443, Page 1546
P.P.N. K01-00100059-00

Joseph I. Boyer
31 Acres
O.R. Volume 463, Page 303
P.P.N. K01-00100072-00

Maris & Nola Lea Jende
26.66 Acres
P.P.N. K01-00100062-00
Deed Volume 365, Page 304

Stephan D. Lightner
20 Acres
O.R. Volume 60, Page 216
P.P.N. K01-00100077-00

Section 2
Section 3



45.239 Acres Total

39.900 Acres in Section 2

5.339 Acres in Section 8



Point of Commencement:
SW Corner Section 2
SE Corner Section 8

LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
5/8" Rebar with a Red LD. Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊕ - Stone Found
- - 11' x 30' Concrete Bridge

RELATED DOCUMENTS

- 1) May 1986 Survey by John M. Branner, P.S. #6805
of 2.00 Acres & 3.35 Acres in Section 2.
- 2) May 1989 Survey by Leonard F. Swoyer, P.S. #6765
of 128.4244 Acres in Section 7
- 3) March 2009 Survey by Charles T. Newman, P.S. #8043
of 6.355 Acres in Section 2

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 12/21/14
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452