

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

JAN 19 2018

Jill Thompson
Athens County Auditor

Exhibit "B"

COUNTRYTYME LAND SPECIALISTS, LTD (GRANTOR)
29.579 ACRES

Situate in the Township of Rome, County of Athens, State of Ohio, being part of Section 31, Township 6 North, Range 12 West, and also being part of an original 74.597 acre tract conveyed to Countrytyme Land Specialists, Ltd as recorded in O. R. Volume 540, Page 581, Athens County Official Records, Parcel Number K01-00100660-00 and being bounded and described as follows:

Beginning at a reference ¼ inch diameter by 2 inch long iron spike (set) in the centerline of River Road (T-129), said spike bears S.13Deg.09'00"E. 1697.37 feet from a reference 5/8 inch diameter iron rebar (found) at the northwest corner of Section 25, Township 6 North, Range 12 West and bears N.64Deg.48'33"W. 1578.87 feet from a reference ¼ inch diameter by 2 inch long iron spike (set) at the intersection of the centerlines of said River Road and Green Branch Road (T-632), said spike being the northwest corner of a 5.31 acre tract conveyed to Southeastern Ohio Holdings, LTD (O. R. Volume 464, Page 704, A.C.O.R., Parcel Number K01-00100426-03);

thence with the centerline of said River Road for the next three (3) reference calls, N.73Deg.54'20"W. 242.59 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.64Deg.42'30"W., passing a ¼ inch diameter by 2 inch long iron spike (set) at 69.56 feet, a total distance of 141.55 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.50Deg.46'36"W. 142.59 feet to a ¼ inch diameter by 2 inch long iron spike (set), said spike being the True Point of Beginning of the tract hereby conveyed;

thence leaving the centerline of said River Road and with four (4) new division lines through the original 74.597 acre tract of which this is a part, S.32Deg.47'11"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 30.00 feet, a total distance of 199.26 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.16Deg.58'54"W. 717.50 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.50Deg.38'51"W. 629.21 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.55Deg.28'37"W. 596.96 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the line of an original 138 acre tract conveyed to Seven Generations, LLC (O. R. Volume 512, Page 579, Tract 14, Parcel 1, A.C.O.R., Parcel Number K01-00100662-00);

thence with said original 138 acre tract conveyed to said Seven Generations, LLC, N.00Deg.32'36"W. 1531.81 feet to a 3 inch by 6 inch by 8 inch high stone marked "X" (found) in the line of a 10.000 acre tract conveyed to Daniel A. Buck and Trista E. Black (O. R. Volume 445, Page 1776, A.C.O.R., Parcel Number K01-00100662-01), said stone also being a corner of a 11 ½ acre tract conveyed to Robert L., Scott K., Darryl L. and James A. Ashcraft (O. R. Volume 314, Page 2362, A.C.O.R., Parcel Number K01-00100661-00);

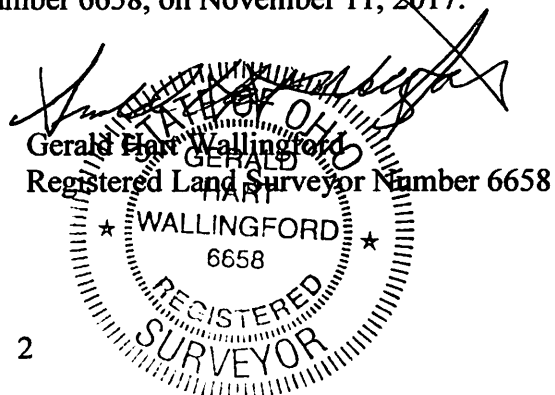
thence with said 11 ½ acre tract conveyed to said Robert L., Scott K., Darryl L., and James A. Ashcraft for the next two (2) calls, S.71Deg.35'07"E. 600.19 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.42Deg.37'52"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 678.00 feet, a total distance of 695.18 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of said River Road;

thence with the centerline of said River Road for the next two (2) calls, S.42Deg.52'10"E. 237.18 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence S.50Deg.46'36"E. 140.34 feet to the True Point of Beginning containing 29.579 acres from said Parcel Number K01-00100660-00 and being subject to all legal rights-of-way and easements of record including, but not limited to, a 10,000 square foot area of lease and a 20.00 foot wide access and utility easement conveyed to LL Q313, LLC (O. R. Volume 418, Page 140, and O. R. Volume 490, Page 1608, A.C.O.R.)

Bearings are based on the N.73Deg.54'20"W. line as recorded in O. R. Volume 512, Page 579, Tract 14, Parcel 2, A.C.O.R. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on November 11, 2017.



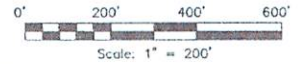
LINE	BEARING	DISTANCE
L1	S 42°52'10" E	237.18'
L2	S 50°48'36" E	140.34'
L3	S 50°46'36" E	142.59'
L4	S 64°42'30" E	71.89'
L5	S 64°42'30" E	68.55'
L6	S 73°54'20" E	242.95'
L7	S 01°48'57" W	71.78'
L8	S 09°33'01" W	234.18'
L9	S 01°00'48" E	125.56'
L10	S 01°04'09" W	94.09'
L11	S 09°41'45" E	109.13'

Daniel A. Buck & Traci E. Block
O.R. Vol. 448 Pg. 1776
P.N. K01-00100662-01

Robert L. Scott K., Darryl L. & James A. Ashcraft
O.R. Vol. 314 Pg. 2362
11 1/2 Ac.
P.N. K01-00100851-00

Seven Generations, LLC
O.R. Vol. 512 Pg. 579
Tract 14 - Parcel 2 - 26.494 Ac.
P.N. K01-00100427-02
P.N. K01-00100660-02

Bearings are based on the N 73°54'20" W line
as recorded in O.R. Vol. 512, Pg. 579,
Tract 14, Parcel 2, A.C.O.R.



P.O.B.

Spike (set) bears N 64°48'33" W 1578.87'
from a spike (set) of the intersection of
River Road (T-129) & Green Branch Road (T-632)

Penny Lane Rentals, LLC
O.R. Vol. 512 Pg. 614
Tract 2 - Parcel 2 - Orig. 37.43 Ac.
P.N. K01-00100425-00

3" x 6" x 8"
Stone (Fd.) Marked

Seven Generations, LLC
O.R. Vol. 512 Pg. 579
Tract 14 - Parcel 2 - 26.494 Ac.
P.N. K01-00100662-00

29.579 Ac.
(P.N. K01-00100660-00)

Countrytyme Land Specialists Ltd
O.R. Vol. 540 Pg. 581
Orig. 74.597 Acres
P.N. K01-00100427-00
P.N. K01-00100660-00
P.N. K01-00100427-01
P.N. K01-00100660-01

River Road (T-129)

(0.317 Ac.)
P.N. K01-00100427-00

5/8" Rebar @ 49.53
N 20°47'24" E
79.33'

(0.319 Ac.)
P.N. K01-00100660-01

5/8" Rebar @ 18.29'

5/8" Rebar @ 214.18'
Point in 36" Locust

Southeastern Ohio Holdings, LTD
O.R. Vol. 464 Pg. 704
5.31 Ac.
P.N. K01-00100426-03

6.400 Ac.

P.N. K01-00100427-01
(6.061 Ac.)

N 56°19'10" E
191.19'

(9.125 Ac.)
P.N. K01-00100427-00

N 87°39'40" W
318.16'

Copstone Homes, LTD
O.R. Vol. 464 Pg. 702
Orig. 20,000 Ac.
P.N. K01-00100426-02
P.N. K01-00100426-08

Penny Lane Rentals, LLC
O.R. Vol. 512 Pg. 614
Tract 1 - Parcel 1 - Orig. 74 Ac.
P.N. K01-00100426-00

Area Of Lease To:
LL Q313, LLC
O.R. Vol. 490 Pg. 1608
O.R. Vol. 418 Pg. 140
10,000 Sq. Ft.
20.00' Access & Utility Easement

5" x 8" x 8"
Stone (Fd.) Marked

Carolyn W. Gussain
O.R. Vol. 401 Pg. 296
Second Tract - 70 Ac.
P.N. K01-00100671-00
Third Tract - 25 Ac.
P.N. K01-00100672-00

Sect. 31, Twp. 6N., R. 12W.
Sect. 25, Twp. 6N., R. 12W.

Mag Nail (Found) Replaced
With 5/8" Rebar

- Legend:
- 1" Railroad Spike (Found)
 - △ 5/8" Iron Rebar (Found)
 - Point in 36" Locust Tree (Found)
 - Stone (Found)
 - * 1/4" x 2" Long Iron Spike (Set)
 - ▲ 5/8" x 30" Long Iron Rebar W/Cap (Set)
 - x- Fence generally on or near the property line.

Megan E. Kidd
O.R. Vol. 528 Pg. 1725
16.0824 Ac.
P.N. K01-00100499-00

5" x 5" x 6"
Stone (Fd.) Marked "x"

THE ABOVE 6.400 ACRE TRACT AND THE 38.618 ACRE TRACT ARE SUBJECT TO AN EXISTING 20.00' ACCESS & UTILITY EASEMENT (O.R. Vol. 418 Pg. 140)

ALL OF THE ABOVE TRACTS ARE SUBJECT TO A POWER LINE EASEMENT OF UNSPECIFIED WIDTH (O.R. Vol. 423 Pg. 218)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

This plot is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658 on April 16, 2015.

G.H. Wallingford Co.
47 North Main Street
Peebles, Ohio 45660
(937)587-3428



Description Checked by:
Mathewson Accuracy
Adrian County
ENGINEER'S OFFICE
BY: *Travis Williams*
DATE: *11/15*

Countrytyme Land Specialists Ltd

Rome Township - Athens County - Ohio
Part of Section 25, Township 6N., Range 12W.
Part of Section 31, Township 6N., Range 12W.
O.R. Vol. 540 Pg. 581
P.N. K01-00100427-00
P.N. K01-00100427-01
P.N. K01-00100660-00
P.N. K01-00100660-01
Scale: 1" = 200'
November 11, 2017