

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas Williamson*
DATE: 7/5/16

JUL 07 2016

Jill Thompson
Athens County Auditor

COUNTRYTYME LAND, LLC (GRANTOR)
5.000 ACRES

Situate in the Township of Waterloo, County of Athens, State of Ohio, being part of the Southeast Quarter of the Northeast Quarter of Section 6, Township 11 North, Range 15 West, Ohio Company Lands, and also being part of an original 34.753 acre tract conveyed to Countrytyme Land, LLC as recorded in O. R. Volume 519, Page 2544, Athens County Official Records, and being bounded and described as follows:

Beginning at a reference 3 inch by 3 inch by 3 inch high stone (found) at the northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 6, Township 11 North, Range 15 West, said stone being in the east line of an original 118.80 acre tract conveyed to Alan Paillet (O. R. Volume 285, Page 759, Tract Fourteen, A.C.O.R.), thence with the east line of said original 118.80 acre tract conveyed to said Alan Paillet and also being with the west line of the Southeast Quarter of the Northeast Quarter of said Section 6, Township 11 North, Range 15 West, for the next two (2) calls:

1.) N.03Deg.54'22"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 504.76 feet, a total distance of 866.72 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the True Point of Beginning of the tract hereby conveyed;

2.) thence N.03Deg.54'22"E. 473.27 feet to a 5/8 inch diameter iron rebar (found) in the south line of a 63.61 acre tract conveyed to Ohio Franklin Realty, LLC (O. R. Volume 503, Page 2282, A.C.O.R.);

thence with said 63.61 acre tract conveyed to said Ohio Franklin Realty, LLC, S.87Deg.04'29"E., passing a 5/8 inch diameter iron rebar (found) at 714.49 feet, a total distance of 730.06 feet to a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Poston-Salem Road (T-1266);


thence with the centerline of said Poston-Salem Road for the next two (2) calls:

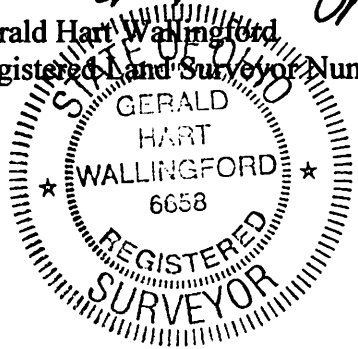
- 1.) S.02Deg.05'10"W. 197.28 feet to a point;
- 2.) thence S.03Deg.33'04"W. 27.83 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence leaving said Poston-Salem Road and with two (2) new division lines through the original 34.753 acre tract of which this is a part:

- 1.) N.87Deg.04'29"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 38.61 feet, a total distance of 311.84 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);
- 2.) thence S.62Deg.52'36"W. 495.50 feet to the True Point of Beginning containing 5.000 acres and being part of Auditor's Parcel Number N020020001200, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the S.87Deg.04'29"E. line as recorded in O. R. Volume 519, Page 2544, 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 May 26, 2016.


Gerald Hart Wallingford
Registered Land Surveyor Number 6658



The seal is circular with a double-line border. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two stars. The inner circle contains the text "GERALD HART WALLINGFORD" and "6658" in the center.

LINE	BEARING	DISTANCE
L1	S 02°05'10" W	197.28'
L2	S 03°33'04" W	27.83'
L3	S 03°33'04" W	84.60'
L4	S 03°53'51" W	84.62'
L5	S 06°08'18" W	200.55'
L6	S 05°37'32" W	75.15'
L7	S 01°20'13" W	99.82'
L8	S 06°04'48" W	73.55'
L9	S 08°05'48" W	179.96'
L10	S 07°51'14" W	73.19'
L11	S 06°58'20" W	159.57'
L12	S 10°09'38" W	114.95'
L13	S 15°44'58" W	86.56'
L14	S 20°40'36" W	151.15'
L15	S 24°37'54" W	81.28'
L16	S 25°36'12" W	62.28'
L17	S 22°30'43" W	68.55'
L18	S 20°26'20" W	68.67'
L19	S 15°56'21" W	88.36'
L20	S 05°02'58" W	100.65'
L21	S 82°33'18" W	34.42'
L22	S 55°01'58" W	45.85'
L23	S 44°40'15" W	411.82'
L24	S 49°04'34" W	61.15'
L25	S 56°51'45" W	47.07'
L26	S 68°15'07" W	38.20'
L27	S 85°48'54" W	63.09'

Ohio Franklin Realty, LLC
O.R. 503 Pg. 2282
63.61 Ac.



Scale: 1" = 200'

Bearings are based on the
S 87°04'29" E line as
recorded in O.R. Vol. 519,
Pg. 2544, A.C.O.R.

Alan Paillet
O.R. Vol. 285 Pg. 759
Tract Fourteen - Orig. 118.80 Ac.

S.W. 1/4 of the N.E. 1/4
Sect. 6, Twp. 11N., R. 15W.

9.021 Ac.

Legend:

- ◇ 1/2" Iron Rebar (Found)
- △ 5/8" Iron Rebar (Found)
- ⊕ Large Bolt (Found)
- 4"x 6"x 8" Stone (Found)
- × Point (No Monument Set)
- 1/4"x2" Long Iron Spike (Set)
- ▲ 5/8"x30" Long Iron Rebar (Set)

P.O.B.

3" x 3" x 3" Stone (found) at the
northwest corner of the Northeast Quarter
of the Southeast Quarter of Section 6,
Township 11N., Range 15W., Ohio Company Lands

S.E. 1/4 of the N.E. 1/4
Sect. 6, Twp. 11N., R. 15W.

N.E. 1/4 of the S.E. 1/4
Sect. 6, Twp. 11N., R. 15W.

N.W. 1/4 of the S.E. 1/4
Sect. 6, Twp. 11N., R. 15W.

6.988 Ac.

Poston-Salem Road
(T-1266)

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.

5.268 Ac.

Salem Road
(C-9)



Gerald Hart Wallingford
GERALD HART WALLINGFORD
R.L.S. No. 6658

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

COUNTRYTYME LAND, LLC

Waterloo Township - Athens County - Ohio
Part of the N.E. 1/4 of the S.E. 1/4 &
part of the S.E. 1/4 of the N.E. 1/4,
Section 6, Township 11N., Range 15W.
Ohio Company Lands
O.R. Vol. 519 Pg. 2544
Orig. 34.753 Ac.
Aud. Parc. No. N020020001200
Scale: 1" = 200'
May 26, 2016

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brenda Williams*
DATE: 7/6/16

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