

Legal Description 8.000 Acres

Situated in the State of Ohio, County of Athens, Township of Waterloo, Section 7, Township 11, Range 15 of the Ohio Company Purchase, and being part of that 40 acre tract of land (Tract II), Athen County PID N010010013600, as conveyed to Luke J. Linscott in Official Record 566, Page 1282, all document references are to the records the Recorder's Office of Athens County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a stone found at the northeast corner of the west half of the northeast quarter of Section 7, being the northeasterly corner of a 88.354 acre tract as conveyed to Eric M. Brooks and Jackie L. Brooks in Official Record 381, Page 955;

Thence South 04°01'11" West, with the easterly line of said 88.354 acre tract and the westerly line of a 30.112 acre tract as conveyed to Eclipse, Ltd in Official Record 591, Page 1116, and the westerly lines of a 6.92 acre tract and a 4.01 acre tract as conveyed to David Allen Hawk and Karla Marie Hawk in Official Record 553, Page 495, passing a 5/8" iron pin found capped "Branner 6803" at a distance of 1874.81 feet and a 3/4" iron pin found at a distance of 1942.51 feet, a total distance of 2494.71 feet to the southwesterly corner of said 4.01 acre tract, being a point in Fox Lake Road (C.R. 81);

Thence North 60°47'52" West, through said 40 acre tract and with said Fox Lake Road, a distance of 202.69 feet, to a mag nail set at the northeasterly corner of a 6.063 acre tract as conveyed to Mark Linscott and Deadra Linscott in Official Record 262, Pag 1357, referenced by a 5/8" iron pin found South 04°54'21" West at 35.65 feet;

Thence North 61°24'24" West, with the northerly line of said 6.063 acre tract and said Fox Lake Road, a distance of 115.36 feet to a mag nail set at the **POINT OF BEGINNING**;

Thence continuing with the northerly lines of said 6.063 acre tract and said Fox Lake Road, the following courses:

North 61°24'24" West, a distance of 119.64 feet to a mag nail set;

North 56°31'08" West, a distance of 176.78 feet to a mag nail set;

North 60°56'42" West, a distance of 175.81 feet, to a mag nail set at the northwesterly corner thereof, referenced by a 5/8" iron pin found at South 29°23'30" West at 19.95 feet;

Thence through said 40 acre tract and continuing with said Fox Lake Road, the following courses:

North 70°33'22" West, a distance of 107.02 feet to a mag nail set;

North 79°15'54" West, a distance of 138.53 feet to a mag nail set;

Thence through said 40 acre tract, the following courses:

North 04°01'11" East, passing an iron pin set at 30.00 feet, a total distance of 423.51 feet to an iron pin set;

South 86°04'42" East, a distance of 662.76 feet to an iron pin set;

South 04°01'11" West, passing an iron pin set at 640.40 feet, a total distance of 680.40 feet to the **POINT OF BEGINNING** and containing 8.000 acres of land, more or less;

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description is based on an actual field survey performed by me on October 27, 2023.

Bearings described herein are based on GPS observations utilizing the Ohio Department of Transportation Real-Time-Network (ODOT RTN), NAD 83 (2011), Ohio South Zone.

All iron pins called as set are 5/8" X 30" rebar with yellow identification cap stamped "CESO".



CESO, Inc.

Matthew J. Ackroyd 8/6/24

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

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

AUG 08 2024

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Danielle E. Sw*
DATE: 8/8/24

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Matthew J. Ackroyd
DATE: 8/8/24

Eric. M Brooks &
Jackie L. Brooks
OR 381, Pg 955
88.354 Acres

Luke J. Linscott
OR 566, Pg 1282
Tract II
40 Acres (Deed)
PID N010010013600

Eclipse, Ltd
OR 591, Pg 1116
30.112 Acres

1874.81'

2494.71'

5/8"
(Branner 6803)

Tract 1
67.70' 6.92 Acres

3/4"

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

S 04° 01' 11" W

David Allen Hawk &
Karla Marie Hawk
OR 553, Pg 495

Parcel 1
4.01 Acres

N 61° 24' 24" W
115.36'

N 61° 24' 24" W
119.64'

N 61° 24' 24" W
119.64'

N 61° 24' 24" W
119.64'

N 61° 24' 24" W
119.64'

N 61° 24' 24" W
119.64'

Mark Linscott &
Deadra Linscott
OR 262, Pg 1357
6.063 Acres

David P. Shaulis, Sr.
OR 460, Pg 1375
7.6698 Acres

5/8" IPF @
(S 4° 54' 21" W
35.65')

5/8" IPF @
(S 4° 54' 21" W
35.65')

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(S 4° 54' 21" W
35.65')

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35.65')

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35.65')

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35.65')

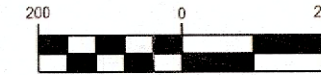
RPOB

N.E. Corner
West 1/2, N.E. Qtr.
Sec. 7

Section 8

Section 7

N



GRAPHIC SCALE (IN FEET)

BASIS OF BEARING:

Bearings based on GPS observations utilizing the Ohio Department of Transportation Real-Time-Network (ODOT RTN), NAD 83 (2011), Ohio South Zone.

PERTINENT DOCUMENTS

Existing Deeds as shown hereon
Waterloo Twp Tax Maps
Waterloo Twp Section 7 Existing Surveys

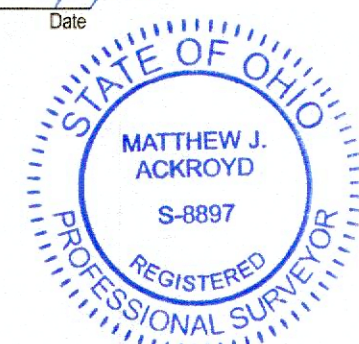
CERTIFICATION:

I hereby certify that this drawing represents a true complete survey made by me or under my supervision, and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - minimum standards for boundary surveys in the State of Ohio. All dimensions are in feet and decimal parts thereof.

The field work was completed in October 28, 2023

Matthew J. Ackroyd 8/16/24

Matthew J. Ackroyd, PS 8897
matt.ackroyd@cesoinc.com



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Iron Pin Found as Described
- - Fence Post Found
- - Stone found
- △ - Mag Nail Set



4600 Fox Lake Road
Luke & Katharine Linscott

PLAT OF SURVEY

State of Ohio, County of Athens, Waterloo Township
Section 7, Township 11, Range 15, Ohio Company Purchase

© 2024 CESO, INC.

Scale: 1"=200'

Drawn By: MJA

Checked By: MJA

Date: 8/1/2024

Issue: 1

1

C:\Users\matt.ackroyd\OneDrive - CESO, Inc\Desktop\Farm\FARM_LotSplit_Luke.dwg - 8/6/2024 - Matt Ackroyd