

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perceval Williams*
DATE: 2/23/16



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
117.335 Acres

Re-Survey of William L. Willis, Sr. Parcel: O.R. Book 501, Page 604

Situated in the Township of York, County of Athens, State of Ohio, and being a part of Section 19, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to William L. Willis, Sr., Trustee, as recorded in O.R. Book 501, Page 604, in the Athens County Deed Records, being all of Auditor's P.P.N. P01-00100113-01, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found in the Right of Way of Pedigo Ridge Road marking the Southeast corner of said parcel conveyed to Willis (O.R.501,Pg.604) of which this description is a part, being on the boundary of a 208.936 Acre parcel conveyed to Ohio Franklin Realty, LLC, as recorded in O.R. Book 503, Page 2282, and being the **PRINCIPLE PLACE OF BEGINNING** of the 117.335 Acre parcel herein to be described: said iron pin found bears S 04°09'002" W 3674.64 feet and N 86°32'49" W 1289.75 feet from the Northeast corner of Section 19 (by Deed);

Thence, N 86°12'02" W 1353.02 feet with the South line of said parcel conveyed to Willis (O.R.501, Pg.604) of which this description is a part, the same being the boundary of said parcel conveyed to Ohio Franklin Realty, LLC (O.R.503, Pg.2282), to a 5/8" o.d. iron pin found on the boundary of a parcel conveyed to Jesse Walker, as recorded in O.R. Book 271, Page 139, and passing over a 3/4" o.d. iron pipe found at 55.00 feet: said iron pin bears S 86°12'02" E 138.58 feet from a 3/4" o.d. iron pipe found;

Thence continuing with part of the South line of said parcel conveyed to Willis (O.R.501, Pg.604) of which this description is a part, the same being the boundary of said parcel conveyed to Walker (O.R.271, Pg.139), with the following two (2) courses and distances:

- 1) N 03°48'09" E 333.76 feet to a 5/8" o.d. iron pin found;
- 2) N 75°35'32" W 2086.56 feet following an existing fence line, to 36" black oak tree found at the Southeast corner of a parcel conveyed to George Gee & Glen A. Gee, as recorded in O.R. Book 435, Page 2354, and passing over a 1" solid o.d. iron pin found at 1333.56 feet;

Thence, N 04°19'00" E 77.74 feet continuing with the boundary of said parcel conveyed to Willis (O.R.501, Pg.604), the same being the East line of said parcel conveyed to Gee (O.R.508,Pg.373), to the centerline of a creek, and being on the boundary of a parcel conveyed to Miles James Wait, as recorded in O.R. Book 305, Page 1098, and passing over a 5/8" o.d. iron pin found at 50.00 feet;

Thence with the meanderings of said creek along the West line of said parcel conveyed to Willis (O.R.501,Pg.604) of which this description is a part, the same being the boundary of said parcel conveyed to Wait (O.R.305,Pg.1098), with the following twenty (20) courses and distances:

- 1) N 64°43'24" E 21.14 feet to an angle point;
- 2) N 74°01'56" E 50.92 feet to an angle point;
- 3) N 39°02'10" E 20.40 feet to an angle point;
- 4) N 79°04'04" E 47.56 feet to an angle point;
- 5) N 40°42'29" E 33.73 feet to an angle point;
- 6) N 69°18'56" E 93.65 feet to an angle point;
- 7) N 32°13'39" E 67.98 feet to an angle point;
- 8) S 83°36'39" E 27.06 feet to an angle point;
- 9) N 11°09'03" E 29.05 feet to an angle point;
- 10) N 82°03'42" E 33.08 feet to an angle point;
- 11) N 20°41'09" E 34.67 feet to an angle point;
- 12) N 87°20'04" E 50.61 feet to an angle point;
- 13) N 45°52'32" E 89.66 feet to an angle point;
- 14) N 59°48'24" E 108.85 feet to an angle point;
- 15) N 50°05'21" E 110.06 feet to an angle point;
- 16) N 32°11'19" E 116.58 feet to an angle point;
- 17) N 21°46'25" E 126.34 feet to an angle point;



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- 18) N 51°54'39" E 189.85 feet to an angle point;
- 19) N 20°56'30" W 22.30 feet to an angle point;
- 20) N 56°15'19" E 136.67 feet to the West line of a 6.00 Acre parcel conveyed to Leonard & Don Breeze, as recorded in Deed Volume 307, Page 357: said point bears S 12°00'00" W 36.78 feet from a 5/8" o.d. iron pin found;

Thence continuing with the boundary of said parcel conveyed to Willis (O.R.501,Pg.604) of which this description is a part, the same being the boundary of said parcel conveyed to Breeze (D.V.307,Pg.357, with the following three (3) courses and distances:

- 21) S 12°00'00" W 282.27 feet to a 5/8" o.d. iron pin found;
- 22) S 78°00'00" E 300.00 feet to a 1/2" o.d. iron pipe found;
- 23) N 12°05'19" E 871.20 feet to a railroad spike found in the centerline of Perry Ridge Road (Twp. Road 268)(40' Wide R/W), and passing over a 5/8" o.d. iron pin found at 858.88 feet;

Thence with the centerline of Perry Ridge Road, the same being the boundary of said parcel conveyed to Willis (O.R.501,Pg.604) of which this description is a part, with the following nine (9) courses and distances:

- 24) S 75°36'11" E 197.21 feet to an angle point;
- 25) S 68°33'32" E 116.80 feet to an angle point;
- 26) S 72°11'19" E 93.01 feet to an angle point;
- 27) S 76°43'08" E 347.56 feet to an angle point;
- 28) S 82°33'19" E 93.76 feet to an angle point;
- 29) N 87°45'28" E 440.94 feet to an angle point, and passing over a railroad spike set at 137.25 feet;
- 30) S 89°42'10" E 416.42 feet to an angle point;
- 31) S 86°27'29" E 340.01 feet to an angle point;
- 32) S 76°06'47" E 58.93 feet to a railroad spike found at the intersection of the centerlines of Perry Ridge Road and Pedigo Road, and being on the West line of said parcel conveyed to Ohio Franklin Realty, LLC (O.R.503,Pg.2282);

Thence with the East line of said parcel conveyed to Willis (O.R.501,Pg.604) of which this description is a part, the same being the West line of said parcel conveyed to Ohio Franklin Realty, LLC (O.R.503,Pg.2282) with the following three (3) courses and distances:

- 33) S 04°09'00" W 535.63 feet to an iron pin set in the Right of Way of Pedigo Road;
- 34) S 85°51'00" E 19.80 feet to an iron pin set in the Right of Way of Pedigo Road;
- 35) S 04°51'05" W 1617.21 feet to the PRINCIPLE PLACE OF BEGINNING, and passing over iron pins set at 196.71 feet and 861.71 feet respectively.

Said parcel as surveyed contains 117.335 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the bearings shown on a 116.97 Acre survey by John W. Branner, P.S. in August of 2015, 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 from May 2015 through August of 2015.

Dated

11/7/15

Job No. 2743-15AT-Overall

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



Plat of Survey

Township of York, County of Athens, State of Ohio, part Section 19,
Township 12N, Range 15W, of the Ohio Company's Purchase.

LINE TABLE

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 68°33'32" E	116.80'	L10	N 39°02'10" E	20.40'
L2	S 72°11'19" E	93.01'	L11	N 79°04'04" E	47.56'
L3	S 82°33'19" E	93.76'	L12	N 40°42'29" E	33.73'
L4	S 87°50'19" E	149.32'	L13	N 69°18'56" E	93.65'
L5	S 76°06'47" E	58.93'	L14	N 32°13'39" E	67.98'
L6	S 85°51'00" E	19.80'	L15	S 83°36'39" E	27.06'
L7	N 04°19'00" E	77.74'	L16	N 11°09'03" E	29.05'
L8	N 64°43'24" E	21.14'	L17	N 82°03'42" E	33.08'
L9	N 74°01'56" E	50.92'	L18	N 20°41'09" E	34.67'
L19	N 87°20'04" E	50.61'			
L20	N 45°52'32" E	89.66'			
L21	N 59°48'24" E	108.85'			
L22	N 50°05'21" E	110.06'			
L23	N 32°11'19" E	116.58'			
L24	N 21°46'25" E	126.34'			
L25	N 51°54'39" E	189.85'			
L26	N 20°56'30" W	22.30'			
L27	N 56°15'19" E	136.67'			

PROPERTY LOCATION:

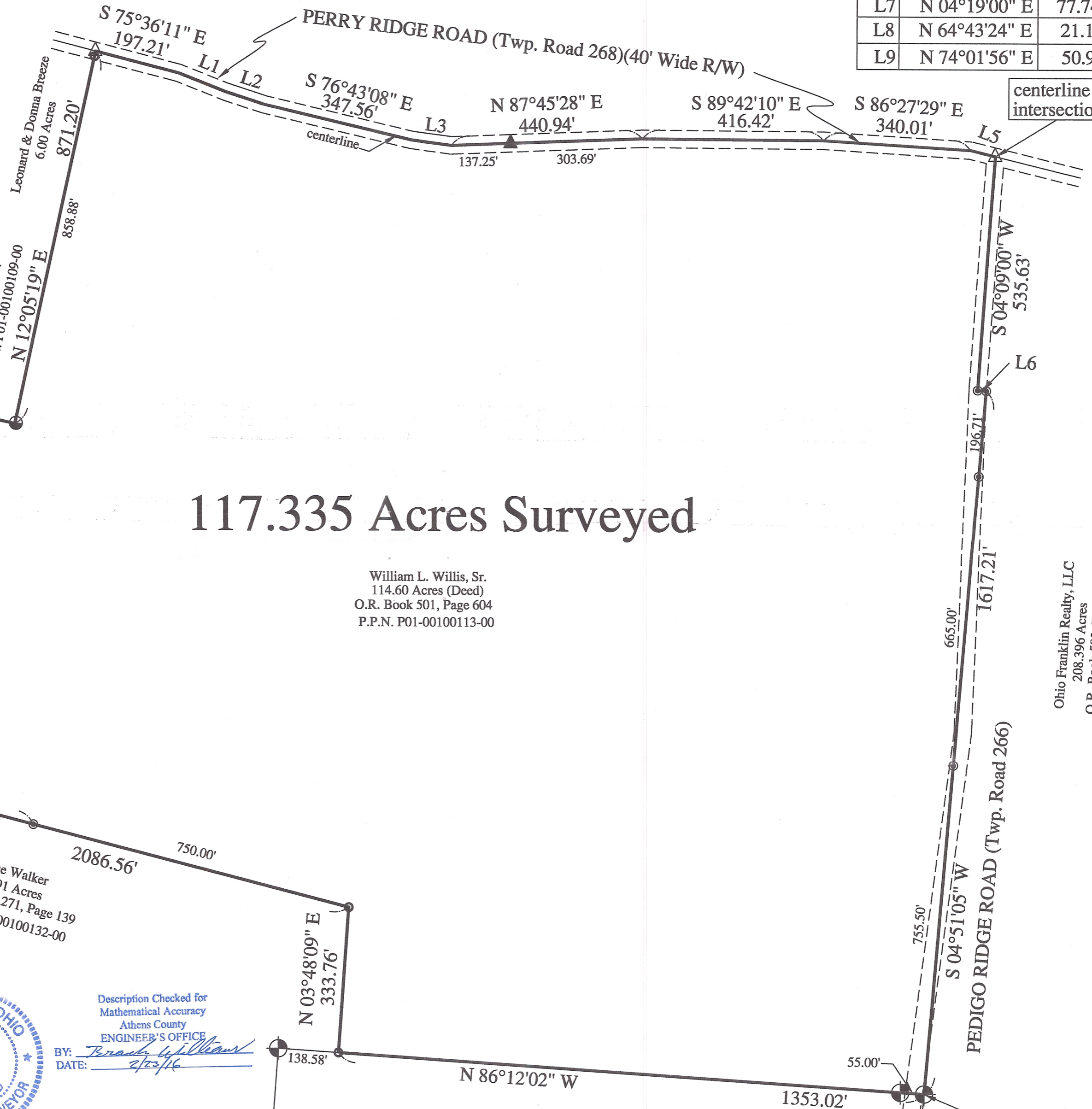
Situated in the Township of York, County of Athens, State of Ohio, being a part of Section 19, Township 12N, Range 15W, of the Ohio Company's Purchase.

Being a Re-Survey of a parcel conveyed to William L. Willis, Sr., Trustee, as recorded in O.R. Book 501, Page 604, in the Athens County Deed Records, and being all of Auditor's P.P.N. P01-00100113-01

The bearings of this survey are based on the bearings shown on a 116.97 Acre survey by John M. Branner, P.S., in August of 2015.

Miles James Wait
35.40 Acres
O.R. Book 305, Page 1098
P.P.N. P01-00100113-00

George Gee & Glen A. Gee
7.21 Acres
O.R. Book 435, Page 2354
P.P.N. P01-00100131-00



117.335 Acres Surveyed

William L. Willis, Sr.
114.60 Acres (Deed)
O.R. Book 501, Page 604
P.P.N. P01-00100113-00

Ohio Franklin Realty, LLC
208.396 Acres
O.R. Book 503, Page 2282
P.P.N. P01-00100106-00

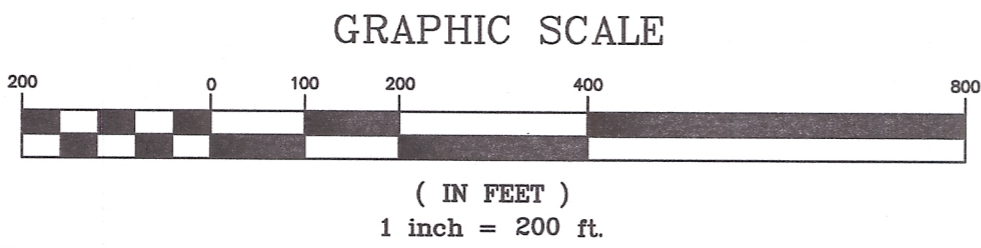
RELATED DOCUMENTS:

- 1) 1972 Survey of 150.00 Acres by Harold D. Whaley, P.S. #4986, referenced in O.R. Book 305, Page 1098 to resolve overlap in Pedigo Road.
- 2) 1976 Survey of 208.396 Acres by Lewis M. Tolbert, P.S. #5727, referenced in O.R. Book 503, Page 2282 to resolve overlap in Pedigo Road.
- 3) 2014 Survey of 114.60 Acres by John M. Branner, P.S. #6805.
- 4) 2015 Survey of 116.97 Acres by John M. Branner, P.S. #6805.

Jesse Walker
66.91 Acres
O.R. Book 271, Page 139
P.P.N. P01-00100132-00



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LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- ⊙ - 5/8" Rebar-30" long w/ Red L.D. Cap Labeled S.A. England #7452
- △ - Railroad Spike Found
- ▲ - Railroad Spike Set
- ⊕ - 3/4" o.d. Iron Pipe Found
- - 1" o.d. solid iron pin found
- - 1/2" o.d. solid iron pin found

PREPARED FOR:
COUNTRYTYME LAND, LLC
Lancaster, Ohio

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
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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 11/7/15
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

P.O.B. 117.335 Acre Parcel:
SE Corner Willis Parcel
bears S 04°09'00" W 3674.64' &
N 86°32'49" W 1289.75' from
NE Corner Section 19 (by Deed)

Ohio Franklin Realty, LLC
208.396 Acres
O.R. Book 503, Page 2282
P.P.N. P01-00100106-00