

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
Tract 1 (revision2): 18.160 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067604, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of said 47.186 Acre parcel of which this description is a part, being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, also being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, and being the **PRINCIPLE PLACE OF BEGINNING** of the 18.160 Acre parcel herein to be described, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1334.74 feet;

Thence, N 03°55'16" E 753.65 feet continuing with the West line of the Southeast Quarter and said 47.186 Acre parcel of which this description is a part, being the East line of said 147.83 Acre parcel conveyed to The State of Ohio, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northwest corner of said 47.186 Acre parcel, also being on the South line of a 41 Acre parcel conveyed to Thomas R. & Pamela Oldenthall, as recorded in O.R. Book 361, Page 663, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 183.21 feet;

Thence, S 86°03'34" E 1162.84 feet with the North line of said 47.186 Acre parcel, of which this description is a part, also being the South line of said parcel conveyed to Oldenthall and extending along the South line of a 5.00 Acre parcel conveyed to Ruth Ann Mayer, as recorded in O.R. Book 498, Page 952, to a point in the centerline of Brady Road (T.R. 291), and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1132.79 feet;

Thence with the centerline of Brady Road, the same being the East line of said 47.186 Acre parcel, of which this description is a part, with the following eight (8) courses and distances:

- 1) S 04°39'40" E 23.26 feet to a point;
- 2) S 34°16'41" E 40.10 feet to a point;
- 3) S 49°15'51" E 123.45 feet to a point;
- 4) S 38°26'15" E 126.48 feet to a point;
- 5) S 33°44'24" E 217.80 feet to a point;
- 6) S 40°09'00" E 136.53 feet to a point;
- 7) S 37°51'30" E 90.20 feet to a point;
- 8) S 32°11'38" E 50.00 feet to a point;

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

OCT 02 2024

Jill Davidson
 Athens County Auditor

Thence leaving Brady Road with a line across said 47.186 Acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) N 49°33'09" W 350.00 feet, and passing over an iron pin set at 175.00 feet;
- 2) S 79°33'27" W 1457.05 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 1257.05 feet;

Said parcel as surveyed contains 18.160 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and revised in August of 2024.

Dated 10/1/24

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

Job No. 4308-24AT-Tract1(rev2)

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 10/2/24





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
Tract 2 (revision 2): 13.165 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067604, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of said 47.186 Acre parcel of which this description is a part, being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, also being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, being the **PRINCIPLE PLACE OF BEGINNING** of the 13.165 Acre parcel herein to be described, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1336.74 feet;

W.M.G.

Thence with a line across said 47.186 Acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) N 79°33'27" E 1457.05 feet to an iron pin set, and passing over an iron pin set at 200.00 feet;
- 2) S 49°33'09" E 350.00 feet to a point in the centerline of Brady Road (T.R. 291), and passing over iron pins set at 175.00 feet;

Thence with the centerline of Brady Road, the same being the East line of said 47.186 Acre parcel, of which this description is a part, with the following two (2) courses and distances:

- 1) S 32°11'38" E 61.31 feet to a point;
- 2) S 25°21'43" E 38.86 feet to a point;

Thence, S 78°14'52" W 1484.39 feet leaving Brady Road with a line across said 47.186 Acre parcel of which this description is a part, to an iron pin set on the West line thereof, also being on the East line of said 3.756 Acre parcel conveyed to The State of Ohio, and passing over iron pins set at 50.00 feet and 1284.39 feet;

Thence, N 39°58'10" W 459.71 feet with the West line of said 47.186 Acre of which this description is a part, also being the East line of said 3.756 Acre parcel conveyed to The State of Ohio, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **13.165 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and revised in August of 2024.

Dated 10/1/24

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

Job No. 4308-24AT-Tract2(rev2)

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

OCT 02 2024

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 10/2/24





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
Tract 3 (revision 2): 15.862 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067604, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of said 47.186 Acre parcel of which this description is a part, being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, also being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1336.74 feet;

Thence, S 39°58'10" E 459.71 feet with the West line of said 47.186 Acre parcel, of which this description is a part, also being the East line of said 3.756 Acre parcel conveyed to The State of Ohio, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 15.862 Acre parcel herein to be described;

Thence, N 78°14'52" E 1484.59 feet with a line across said 47.186 Acre parcel of which this description is a part, to a point in the centerline of Brady Road (T.R. 291), and passing over iron pins set at 200.00 feet and 1434.39 feet;

Thence with the centerline of Brady Road, the same being the East line of said 47.186 Acre parcel, of which this description is a part, with the following seven (7) courses and distances:

- 1) S 25°21'43" E 108.03 feet to a point;
- 2) S 17°04'36" E 173.95 feet to a point;
- 3) S 10°47'23" E 125.49 feet to a point;
- 4) S 04°20'00" E 108.76 feet to a point;
- 5) S 06°11'49" W 63.09 feet to a point;
- 6) S 14°06'14" W 55.56 feet to a point;
- 7) S 20°15'00" W 52.19 feet to a point on the South line thereof, also being on the North line of said parcel conveyed to Talbert (DV335, Page 211);

Thence, N 86°03'34" W 1322.43 feet with the South line of said 47.186 Acre of which this description is a part, also being the North line of said parcels conveyed to Talbert, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pins found capped "Stevens PS 8716" at 29.68 feet and 1098.82 feet, and containing 15.862 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and revised in August of 2024.

Dated 9/14/24

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

Job No. 4308-24AT-Tract3(rev2)

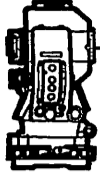
Legal Description Pre-Approval
APPROVED
 All transfers are subject to
 Athens County Conveyance Standards

SEP 26 2024

Jill Davidson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 9/10/24





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 Tract 4 (revision2): 7.471 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 30.214 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067613, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, also being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, and being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1334.74 feet;

Thence, N 03°55'16" E 753.65 feet continuing with the West line of the Southeast Quarter and said 47.186 Acre parcel, being the East line of said 147.83 Acre parcel conveyed to The State of Ohio, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northwest corner of said 47.186 Acre parcel, also being on the South line of a 41 Acre parcel conveyed to Thomas R. & Pamela Oldenthall, as recorded in O.R. Book 361, Page 663, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 183.21 feet;

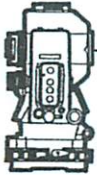
Thence, S 86°03'34" E 1162.84 feet with the North line of said 47.186 Acre parcel, also being the South line of said parcel conveyed to Oldenthall and extending along the South line of a 5.00 Acre parcel conveyed to Ruth Ann Mayer, as recorded in O.R. Book 498, Page 952, to a point in the centerline of Brady Road (T.R. 291) marking the Northwest corner of said 30.214 Acre parcel, of which this description is a part, being the **PRINCIPLE PLACE OF BEGINNING** of the 7.471 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1132.79 feet;

Thence, S 86°03'34" E 1515.43 feet leaving Brady Road with the North line of said 30.214 Acre parcel, also being the South line of said parcel conveyed to Mayer, and extending along the South line of a 20.924 Acre parcel conveyed to Jonathan H. & Megan K. Hutchinson, as recorded in O.R. Book 457, Page 648, and extending along the South line of a parcel conveyed to The United States of America, as recorded in Deed Volume 200, Page 599, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" on the West line of a 159.41 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 200, Page 599, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 37.75 feet;

Thence, S 73°06'45" W 1213.22 feet with a line across said 30.214 Acre parcel, of which this description is a part, to a point on the West line thereof in the centerline of said Brady Road, and passing over an iron pin set at 1183.22 feet;

Thence with the West line of said 30.214 Acre parcel of which this description is a part, also being the centerline of Brady Road, six (6) courses and distances:

- 1) N 40°09'00" W 51.70 feet to a point;
- 2) N 33°44'42" W 217.80 feet to a point;
- 3) N 38°26'15" W 126.48 feet to a point;
- 4) N 49°15'51" W 123.45 feet to a point;
- 5) N 34°16'41" W 40.10 feet to a point;
- 6) N 04°39'40" W 23.26 feet to the **PRINCIPLE PLACE OF BEGINNING**.



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

Said parcel as surveyed contains **7.471 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and August of 2024.

Dated 9/4/24



Job No. 4308-24AT-Tract4(rev2)


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

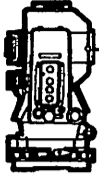
Legal Description Pre-Approval
APPROVED
 All transfers are subject to
 Athens County Conveyance Standards

SEP 26 2024

Jill Davidson
 Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 9/10/24



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 Tract 5 (revised): 5.464 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 30.214 Acre parcel conveyed to George M. Rardain, II & Carole A. Nelson, as recorded in O.R. Book 611, Page 1415, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067613, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 47.186 Acre parcel conveyed to George M. Rardain, II & Carole A. Nelson, as recorded in O.R. Book 611, Page 1415, also being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, and being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1336.74 feet;

Thence, N 03°55'16" E 753.65 feet continuing with the West line of the Southeast Quarter and said 47.186 Acre parcel, being the East line of said 147.83 Acre parcel conveyed to The State of Ohio, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northwest corner of said 47.186 Acre parcel, also being on the South line of a 41 Acre parcel conveyed to Thomas R. & Pamela Oldenthall, as recorded in O.R. Book 361, Page 663, and passing over a 5/8" o.d. iron pin found capped "Stevenson PS 8716" at 183.21 feet;

Thence, S 86°03'34" E 2678.27 feet with the North line of said 47.186 Acre parcel and extending along the North line of said 30.214 Acre parcel, of which this description is a part, also being the South line of said parcel conveyed to Oldenthall and extending along the South line of a 5.00 Acre parcel conveyed to Ruth Ann Mayer, as recorded in O.R. Book 498, Page 952, and extending long the South line of a 20.924 Acre parcel conveyed to Jonathan H. & Megan K. Hutchinson, as recorded in O.R. Book 457, Page 648, and extending along the South line of a parcel conveyed to the United States of America, as recorded in Deed Volume 200, Page 599, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northeast corner of said 30.214 Acre parcel, being on the West line of a 159.41 acre parcel conveyed to The United States of America, as recorded in Deed Volume 200, Page 599, being the **PRINCIPLE PLACE OF BEGINNING** of the 5.464 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1132.79 feet, passing over the centerline of Brady Road (T.R. 291) at 1162.84 feet, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1200.59 feet.

Thence, S 04°00'59" W 270.00 feet with the East line of said 30.214 Acre parcel, of which this description is a part, the same being the West line of said 159.41 Acre parcel conveyed to The United States of America, to an iron pin set;

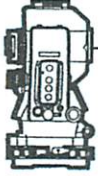
Thence, S 76°13'47" W 825.31 feet with a line across said 30.214 Acre parcel, of which this description is a part, to an iron pin set on the East line of a 1.00 Acre parcel conveyed to Terry M. Rose, ETAL, as recorded in O.R. Book 368, Page 1072;

Thence with the boundary of said parcel conveyed to Rose, ETAL, with the following two (2) courses and distances:

- 1) N 28°48'59" W 100.00 feet to a 5/8" o.d. iron pin found capped "Hagan";
- 2) S 58°47'45" W 212.95 feet to a point in the centerline of said Brady Road, and passing over a 5/8" o.d. iron pin found capped "Hagan" at 187.80 feet;

Thence with the West line of said 30.214 Acre parcel of which this description is a part, also being the centerline of Brady Road, with the following two (2) courses and distances:

- 1) N 37°51'30" W 90.20 feet to a point;
- 2) N 40°09'00" W 84.83 feet to a point;



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


Thence, N 73°06'45" E 1213.22 feet leaving Brady Road with a line across said 30.214 Acre parcel, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing **5.464 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024.

Dated 9/4/24


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


Job No. 4308-24AT-Tract5(rev1)

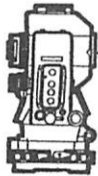
Legal Description Pre-Approval
APPROVED
 All transfers are subject to
 Athens County Conveyance Standards

SEP 26 2024

Jill Davidson
 Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 9/10/24



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 Tract 6 (revision 3): 5.509 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 30.214 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067613, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, also being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, and being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1336.74 feet;

Thence, N 03°55'16" E 753.65 feet continuing with the West line of the Southeast Quarter and said 47.186 Acre parcel, being the East line of said 147.83 Acre parcel conveyed to The State of Ohio, to a 5/8" o.d. iron pin found capped "Stevenson PS 8716" at the Northwest corner of said 47.186 Acre parcel, also being on the South line of a 41 Acre parcel conveyed to Thomas R. & Pamela Oldenthall, as recorded in O.R. Book 361, Page 663, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 183.21 feet;

Thence, S 86°03'34" E 2678.27 feet with the North line of said 47.186 Acre parcel and extending along the North line of said 30.214 Acre parcel, of which this description is a part, also being the South line of said parcel conveyed to Oldenthall and extending along the South line of a 5.00 Acre parcel conveyed to Ruth Ann Mayer, as recorded in O.R. Book 498, Page 952, and extending long the South line of a 20.924 Acre parcel conveyed to Jonathan H. & Megan K. Hutchinson, as recorded in O.R. Book 457, Page 648, and extending along the South line of a parcel conveyed to the United States of America, as recorded in Deed Volume 200, Page 599, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northeast corner of said 30.214 Acre parcel, being on the West line of a 159.41 acre parcel conveyed to The United States of America, as recorded in Deed Volume 200, Page 599, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1132.79 feet, passing over the centerline of Brady Road (T.R. 291) at 1162.84 feet, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1200.59 feet.

Thence, S 04°00'59" W 270.00 feet with the East line of said 30.214 Acre parcel, of which this description is a part, the same being the West line of said 159.41 Acre parcel conveyed to The United States of America, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.509 Acre parcel herein to be described;

Thence, S 04°00'59" W 270.00 feet continuing with the East line of said 30.214 Acre parcel, of which this description is a part, the same being the West line of said 159.41 Acre parcel conveyed to The United States of America, to an iron pin set;

Thence, S 73°22'31" W 903.45 feet with a line across said 30.214 Acre parcel, of which this description is a part, to a point in the centerline of said Brady Road on the West line thereof, and passing over an iron pin set at 873.45 feet;

Thence with the West line of said 30.214 Acre parcel, of which this description is a part and the centerline of Brady Road, with the following two (2) courses and distances:

- 1) N 17°04'36" W 85.50 feet to a point;
- 2) N 25°21'43" W 49.83 feet to a point marking the Southeast corner of a 1.00 Acre parcel conveyed to Terry M. Rose, ETAL, as recorded in O.R. Book 368, Page 1072;

Thence leaving Brady Road with the boundary of said parcel conveyed to Rose, ETAL, with the following two (2) courses and distances:

- 1) N 58°47'45" E 212.24 feet to a 5/8" o.d. iron pin found capped "Hagan", and passing over a 5/8" o.d. iron pin found capped "Hagan" at 25.16 feet;
- 2) N 28°48'59" W 108.03 feet to an iron pin set;



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

Thence, N 76°13'47" E 825.31 with a line across said 30.214 Acre parcel, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **5.509 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and revised in August of 2024.

Dated 9/4/24



 Scott A. England P.S.

Job No. 4308-24AT-Tract6(rev3)


Ohio Registered Surveyor #7452

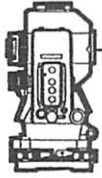
Legal Description Pre-Approval
APPROVED
 All transfers are subject to
 Athens County Conveyance Standards

SEP 26 2024

Jill Davidson
 Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 9/10/24



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 Tract 7 (revision 2): 6.461 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 30.214 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067613, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1919.83 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, also being the Northwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, and being the Southeast corner of a 147.83 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 77, Page 856, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 1336.74 feet;

Thence, N 03°55'16" E 753.65 feet continuing with the West line of the Southeast Quarter and said 47.186 Acre parcel, being the East line of said 147.83 Acre parcel conveyed to The State of Ohio, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northwest corner of said 47.186 Acre parcel, also being on the South line of a 41 Acre parcel conveyed to Thomas R. & Pamela Oldenthall, as recorded in O.R. Book 361, Page 663, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 183.21 feet;

Thence, S 86°03'34" E 2678.27 feet with the North line of said 47.186 Acre parcel and extending along the North line of said 30.214 Acre parcel, of which this description is a part, also being the South line of said parcel conveyed to Oldenthall and extending along the South line of a 5.00 Acre parcel conveyed to Ruth Ann Mayer, as recorded in O.R. Book 498, Page 952, and extending long the South line of a 20.924 Acre parcel conveyed to Jonathan H. & Megan K. Hutchinson, as recorded in O.R. Book 457, Page 648, and extending along the South line of a parcel conveyed to the United States of America, as recorded in Deed Volume 200, Page 599, to a 5/8" o.d. iron pin found capped "Stevens PS 8716" at the Northeast corner of said 30.214 Acre parcel, being on the West line of a 159.41 acre parcel conveyed to The United States of America, as recorded in Deed Volume 200, Page 599, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1132.79 feet, passing over the centerline of Brady Road (T.R. 291) at 1162.84 feet, and passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 1200.59 feet.

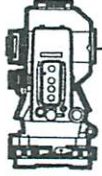
Thence, S 04°00'59" W 540.00 feet with the East line of said 30.214 Acre parcel, of which this description is a part, the same being the West line of said 159.41 Acre parcel conveyed to The United States of America, to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 6.461 Acre parcel herein to be described, and passing over an iron pin set at 270.00 feet;

Thence, S 04°00'59" W 396.74 feet continuing with the East line of said 30.214 Acre parcel, of which this description is a part, the same being the West line of said 159.41 Acre parcel conveyed to The United States of America, to an iron pin set;

Thence, S 79°18'09" W 796.42 feet with a line across said 30.214 Acre parcel, of which this description is a part, to a point in the centerline of said Brady Road on the West line thereof, and passing over an iron pin set at 766.42 feet;

Thence with the West line of said 30.214 Acre parcel, of which this description is a part and the centerline of Brady Road, with the following three (3) courses and distances:

- 1) N 04°20'00" W 77.52 feet to a point;
- 2) N 10°47'23" W 125.49 feet to a point;
- 3) N 17°04'36" W 88.45 feet to a point;



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


Thence, N 73°22'31" E 903.45 feet leaving Brady Road with a line across said 30.214 Acre parcel, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing **6.461 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and revised in August of 2024.

Dated 9/4/24



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

Job No. 4308-24AT-Tract7(rev2)

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

SEP 26 2024

Jill Davidson
 Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Bryan Miller
 DATE: 9/10/24



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
Tract 8 (revision1): 5.308 Acres

Situated in the Township of York, County of Athens, State of Ohio, and being part of Section 11, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 30.214 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being part of Auditor's P.P.N. P01-0010067613, and further described as follows;

Commencing at a stone found at the Southwest corner of the Southeast Quarter of Section 11;

Thence, N 03°55'16" E 1336.74 feet with West line of the Southeast Quarter of Section 11, to a 1" o.d. iron pipe found capped "O.D.O.T." at the Southwest corner of a 3.756 Acre parcel conveyed to The State of Ohio, as recorded in O.R. Book 457, Page 2462, also being on the North line of a parcel conveyed to Harold H. Talbert, Jr., as recorded in Deed Book 335, Page 211;

Thence, S 86°03'34" E 1883.55 feet with the South line of said 3.756 Acre parcel conveyed to The State of Ohio, the same being the North line of said parcel conveyed to Talbert and extending across a parcel conveyed to Harold H. Talbert, Jr., as recorded in O.R. Book 553, Page 951, also being the South line of a 47.186 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 615, Page 938, to a point in the centerline of Brady Road (T.R. 291), being the **PRINCIPLE PLACE OF BEGINNING** of the **5.308 Acre** parcel herein to be described, and passing over a 1" o.d. iron pipe found capped "O.D.O.T." at 561.12 feet, and passing over 5/8" o.d. iron pins found capped "Stevens PS 8716" at 784.73 feet and 1853.87 feet;

Thence with the centerline of Brady Road, the same being the West line of said 30.214 Acre parcel, of which this description is a part, with the following four (4) courses and distances:

- 1) N 20°15'00" E 52.19 feet to a point;
- 2) N 14°06'14" E 55.56 feet to a point;
- 3) N 06°11'49" E 63.09 feet to a point;
- 4) N 04°20'00" W 31.24 feet to a point;

Thence, N 79°18'09" E 796.42 feet leaving Brady Road with a line across said 30.214 Acre parcel of which this description is a part, to an iron pin set on the East line thereof, also being the West line of a parcel conveyed to The United States of America, as recorded in Deed Volume 200, Page 599, and passing over an iron pin set at 30.00 feet;

Thence, S 04°00'59" W 400.00 feet with the East line of said 30.214 Acre parcel, also being the West line of said parcel conveyed to The United States of America, top a 5/8" o.d. iron pin found stamped "Stevens PS 8716" marking the Southeast corner of said 30.214 Acre parcel;

Thence, N 86°03'34" W 792.50 feet with the South line of said 30.214 Acre parcel, of which this description is a part, also being the North line of said parcel conveyed to Talbert, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found capped "Stevens PS 8716" at 769.20 feet and containing **5.308 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

All iron pins set and previously set are 5/8" x 30" rebar with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024 and revised in August of 2024.

Dated 9/14/24

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

Job No. 4308-24AT-Tract8(rev2)

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:
 DATE: 9/10/24



SEP 26 2024

Jill Davidson
 Athens County Auditor

Plat of Survey

Township of York, County of Athens, State of Ohio, part Section 11, Township 12N, Range 15W

BASIS OF BEARING

The bearings of this plat are based on the West line of the Southeast Quarter of Section 11, as being N 03°55'16" E, and is an assumed Meridian used to denote angles only.

PROPERTY LOCATION:

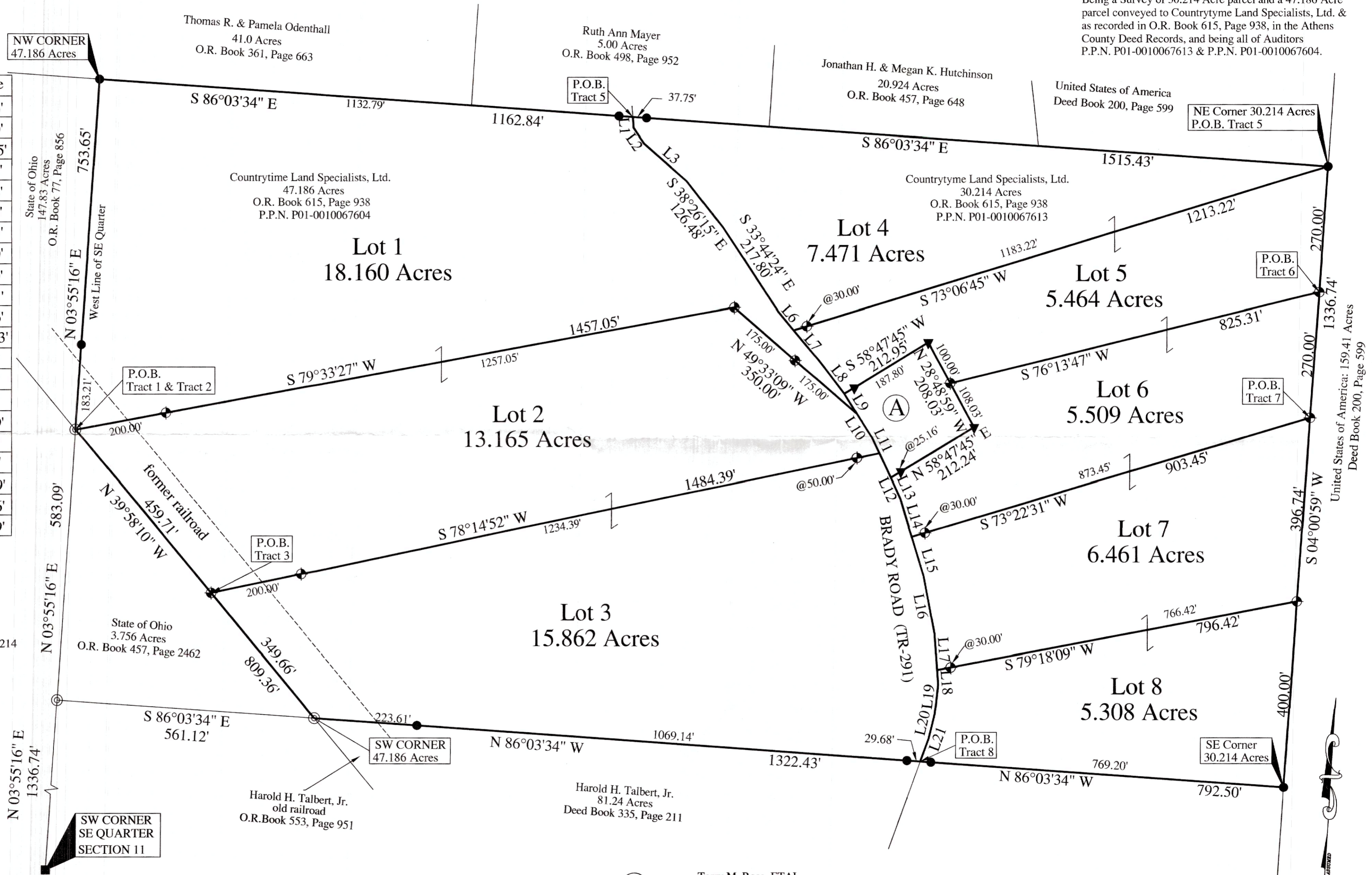
Being a Survey of 30.214 Acre parcel and a 47.186 Acre parcel conveyed to Countrytime Land Specialists, Ltd. & as recorded in O.R. Book 615, Page 938, in the Athens County Deed Records, and being all of Auditors P.P.N. P01-0010067613 & P.P.N. P01-0010067604.

LINE TABLE

No.	Bearing	Distance
L1	S 04°39'40" E	23.26'
L2	S 34°16'41" E	40.10'
L3	S 49°15'51" E	123.45'
L4	S 38°26'15" E	89.32'
L5	S 38°26'15" E	37.16'
L6	S 40°09'00" E	51.70'
L7	S 40°09'00" E	84.83'
L8	S 37°51'30" E	90.20'
L9	S 32°11'38" E	50.00'
L10	S 32°11'38" E	61.31'
L11	S 25°21'43" E	38.86'
L12	S 25°21'43" E	108.03'
L13	S 25°21'43" E	49.83'
L14	S 17°04'36" E	85.50'
L15	S 17°04'36" E	88.45'
L16	S 10°47'23" E	125.49'
L17	S 04°20'00" E	77.52'
L18	S 04°20'00" E	31.24'
L19	S 06°11'49" W	63.09'
L20	S 14°06'14" W	55.56'
L21	S 20°15'00" W	52.19'

REFERENCES:

- 2023 Survey of 47.186 Acres & 30.214 Acres by Donnie E. Stevens, II, P. S. S-8716.

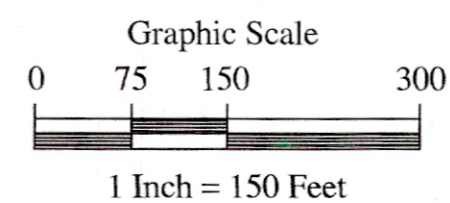


LEGEND

- - Stone Found
- ⊙ - 1" o.d. Iron Pin Found capped "O.D.O.T."
- ▼ - 5/8" o.d. Iron Pin Found capped "Hagan"
- - 5/8" o.d. Iron Pin Found capped "Stevens PS 8716"
- ◆ - 1" o.d. Iron Pipe Found
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



Terry M. Rose, ETAL
1.00 Acres
O.R. Book 368, Page 1072



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 9/1/24

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

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Scott A. England*
DATE: 9/10/24