

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

Lot 1: 11.498 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 718, Page 432

Situated in the Township of Green, County of Hocking, State of Ohio, and being a part of the Southwest Quarter of Section 24, Township 13N, Range 16W, and being more particularly described as follows;

Being a Survey of a part of a 66.5279 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 718, Page 432, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found on the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part marking a common corner to Section 23, Section 24, Section 29, and Section 30, also being the Southeast corner of a parcel conveyed to Ned England & Mary England, Trustees, as recorded in O.R. 518, Page 877, being the Northeast corner of a parcel conveyed to Diane Goss, as recorded in O.R. 126, Page 336, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 11.498 Acre parcel herein to be described;

Thence, **N 03°47'46" E 369.36 feet** with the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part and Section 24, the same being the East line of Section 30 and said parcel conveyed to England, Trustees, to a stone found marking the Southwest corner of a parcel conveyed to Meggin O. & Sean P. Ryan, as recorded in O.R. 634, Page 717;

Thence, **S 86°17'40" E 1354.60 feet** with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the South line of said parcel conveyed to Ryan, to a point in the centerline of Maysville-Williams Road (60' Wide R/W), and passing over an iron pin set at 1314.60 feet;

Thence, **S 03°20'43" W 369.36 feet** with the centerline of Maysville-Williams Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a point on the South line of Section 24, the same being the North line of Section 23;

Thence, **N 86°17'41" W 1357.51 feet** leaving Maysville-William Road with the South line of Section 24, the same being the North line of Section 23, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 40.00 feet, and containing **11.498 Acres**, more or less, and is subject to the 60 foot Right of Way of Maysville-Williams Road (Co. Road 17), and all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the West Line of Section 23, as being N 04°12'44" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 in June of 2022.

Dated

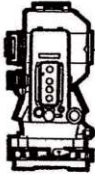
10/16/22

Job No. 3877-22HO-Lot1

[Signature]
Scott A. England P.S.

Ohio Registered Surveyor #7452





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Legal Description

Lot 2: 10.750 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 718, Page 432

Situated in the Township of Green, County of Hocking, State of Ohio, and being a part of the Northwest Quarter of Section 23, Township 13N, Range 16W, and being more particularly described as follows;

Being a Survey of a part of a 66.5279 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 718, Page 432, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found on the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part marking a common corner to Section 23, Section 24, Section 29, and Section 30, also being the Southeast corner of a parcel conveyed to Ned England & Mary England, Trustees, as recorded in O.R. 518, Page 877, being the Northeast corner of a parcel conveyed to Diane Goss, as recorded in O.R. 126, Page 336, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 10.750 Acre parcel herein to be described;

Thence, **S 86°17'41" E 1357.51 feet** with South line of Section 24, the same being the North line of Section 23 across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a point in the centerline of Maysville-Williams Road (Co. Road 17)(60' Wide R/W), and passing over an iron pin set at 1317.51 feet;

Thence, **S 03°20'43" W 331.49 feet** with the centerline of Maysville-Williams Road, the same being the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a railroad spike found at the intersection of the centerlines of Maysville-Williams Road and Lehman Road;

Thence, **N 86°39'09" W 1362.62 feet** leaving Maysville-William Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set on the West line thereof and Section 23, the same being the East line of Section 29 and said parcel conveyed to Goss, and passing over iron pins set at 40.00 feet and 1022.70 feet;

Thence, **N 04°12'44" E 340.00 feet** with the West line of Section 23 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 29 and said parcel conveyed to Goss, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **10.750 Acres**, more or less, and is subject to the 60 foot Right of Way of Maysville-Williams Road (Co. Road 17), and all legal easements, right of ways, restrictions, and zoning ordinances of record.


The bearings of the above description are based on the West line of Section 23, as being N 04°12'44" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

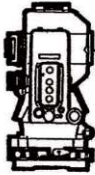
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

Dated 10/10/22

Job No. 3877-22HO-Lot2


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





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Legal Description

Lot 3: 5.784 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 718, Page 432

Situated in the Township of Green, County of Hocking, State of Ohio, and being a part of the Northwest Quarter of Section 23, Township 13N, Range 16W, and being more particularly described as follows;

Being a Survey of a part of a 66.5279 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 718, Page 432, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found on the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part marking a common corner to Section 23, Section 24, Section 29, and Section 30, also being the Southeast corner of a parcel conveyed to Ned England & Mary England, Trustees, as recorded in O.R. 518, Page 877;

Thence, S 04°12'44" W 340.00 feet with the West line of Section 23 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 29 and said parcel conveyed to Goss, to an iron pin set;

Thence, S 86°39'09" E 339.92 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the 5.784 Acre parcel herein to be described;

Thence, S 86°39'09" E 1022.70 feet continuing across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a railroad spike found at the intersection of the centerlines of Mowery-Lehman Road and Maysville-Williams Road (Co. Road 17)(60' Wide R/W), and passing over an iron pin set at 982.70 feet;

Thence with the centerline of Maysville-Williams Road, with the following three (3) courses and distances:

- 1) S 03°20'43" W 17.14 feet to a point;
- 2) S 04°51'57" W 153.55 feet to a point;
- 3) S 04°59'56" W 120.80 feet to a point;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) N 80°32'34" W 1119.29 feet leaving Maysville-William Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set, and passing over an iron pin set at 40.00 feet;
- 2) N 29°21'04" E 191.67 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 5.784 Acres, more or less, and is subject to the 60 foot Right of Way of Maysville-Williams Road (Co. Road 17), and all legal easements, right of ways, restrictions, and zoning ordinances of record.


The bearings of the above description are based on the West line of Section 23, as being N 04°12'44" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

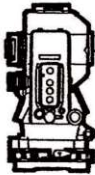
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

Dated 10/10/22

Job No. 3877-22HO-Lot3


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





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Legal Description

Lot 4: 11.864 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 718, Page 432

Situated in the Township of Green, County of Hocking, State of Ohio, and being a part of the Northwest Quarter of Section 23, Township 13N, Range 16W, and being more particularly described as follows;

Being a Survey of a part of a 66.5279 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 718, Page 432, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found on the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part marking a common corner to Section 23, Section 24, Section 29, and Section 30, also being the Southeast corner of a parcel conveyed to Ned England & Mary England, Trustees, as recorded in O.R. 518, Page 877;

Thence, S 04°12'44" W 340.00 feet with the West line of Section 23 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 29 and said parcel conveyed to Goss, to an iron pin set;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances;

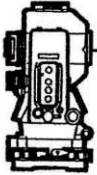
- 1) S 86°39'09" E 339.92 feet to an iron pin set;
- 2) S 29°21'04" W 191.67 feet to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the 11.864 Acre parcel herein to be described;

Thence, S 80°32'34" E 1119.29 feet continuing across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a point in the centerline of Maysville-Williams Road (Co. Road 17)(60' Wide R/W), and passing over an iron pin set at 1079.29 feet;

Thence with the centerline of Maysville-Williams Road, with the following seventeen (17) courses and distances:

- 1) S 04°59'56" W 142.95 feet to a point;
- 2) S 08°01'50" W 49.00 feet to a point;
- 3) S 20°46'59" W 19.75 feet to a point;
- 4) S 28°41'03" W 28.39 feet to a point;
- 5) S 41°29'08" W 20.60 feet to a point;
- 6) S 39°35'56" W 7.03 feet to a point;
- 7) S 58°56'37" W 51.01 feet to a point;
- 8) S 75°01'56" W 44.90 feet to a point;
- 9) S 82°25'02" W 170.90 feet to a point;
- 10) S 82°17'53" W 112.00 feet to a point;
- 11) S 79°16'50" W 156.58 feet to a point;
- 12) S 77°11'02" W 91.42 feet to a point;
- 13) S 63°19'31" W 79.61 feet to a point;
- 14) S 53°44'32" W 61.24 feet to a point;
- 15) S 50°22'18" W 118.50 feet to a point;
- 16) S 53°30'12" W 78.85 feet to a point;
- 17) S 60°20'10" W 90.91 feet to a point;

Thence, N 05°26'40" W 819.99 feet leaving Maysville-Williams Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., 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 11.864 Acres, more or less, and is subject to the 60 foot Right of Way of Maysville-Williams Road (Co. Road 17), and all legal easements, right of ways, restrictions, and zoning ordinances of record.



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The bearings of the above description are based on the West line of Section 23, as being N 04°12'44" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone, 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 in June of 2022.

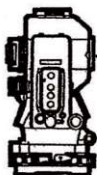
Dated 10/16/22


Scott A. England P.S.

Job No. 3877-22HO-Lot4

Ohio Registered Surveyor #7452





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Legal Description

Lot 5: 7.558 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 718, Page 432

Situated in the Township of Green, County of Hocking, State of Ohio, and being a part of the Northwest Quarter of Section 23, Township 13N, Range 16W, and being more particularly described as follows;

Being a Survey of a part of a 66.5279 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 718, Page 432, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found on the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part marking a common corner to Section 23, Section 24, Section 29, and Section 30, also being the Southeast corner of a parcel conveyed to Ned England & Mary England, Trustees, as recorded in O.R. 518, Page 877;

Thence, S 04°12'44" W 340.00 feet with the West line of Section 23 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 29 and said parcel conveyed to Goss, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 7.558 Acre parcel herein to be described;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following three (3) courses and distances:

- 1) S 86°39'09" E 339.92 feet to an iron pin set;
- 2) S 29°21'04" W 191.67 feet to an iron pin set;
- 3) S 05°26'40" E 819.09 feet to a point on the South line thereof in the centerline of Maysville-Williams Road (Co. road 17)(60' Wide R/W), and passing over an iron pin set at 789.09 feet;

Thence with the centerline of Maysville-Williams Road, with the following five (5) courses and distances:

- 4) S 60°20'10" W 12.93 feet to a point;
- 5) S 69°16'54" W 104.32 feet to a point;
- 6) S 77°28'07" W 116.70 feet to a point;
- 7) S 81°30'04" W 138.40 feet to a point;
- 8) S 84°38'36" W 30.44 feet to a point on the West line of Section 23 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, and being the East line of Section 29 and said parcel conveyed to Goss;

Thence, N 04°12'44" E 1096.39 feet leaving Maysville-Williams Road with the West line of Section 23 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 29 and said parcel conveyed to Goss, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 22.14 feet, and containing 7.558 Acre parcel herein to be described;

Thence with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) N 80°32'34" W 1119.29 feet leaving Maysville-William Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set, and passing over an iron pin set at 40.00 feet;
- 2) N 29°21'04" E 191.67 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains 7.558 Acres, more or less, and is subject to the 60 foot Right of Way of Maysville-Williams Road (Co. Road 17), and all legal easements, right of ways, restrictions, and zoning ordinances of record.

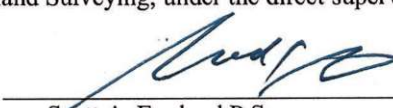
The bearings of the above description are based on the West line of Section 23, as being N 04°12'44" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic 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 in June of 2022.

Dated 10/16/22

Job No. 3877-22HO-Lot5


Scott A. England P.S.

Ohio Registered Surveyor #7452



Plat of Survey

Township of Green, County of Hocking, State of Ohio, and being part of the Southwest Quarter of Section 24 & part of the Northwest Quarter of Section 23, Township 13N, Range 16W.

PROPERTY LOCATION:

Being a Survey of a parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Volume 718, Page 732, in the Hocking County Deed Records, and being all of Auditor's P.P.N. 060003740000, P.P.N. 060003740000, P.P.N. 060003440000, P.P.N. 060003450100 & P.P.N. 060003750000.

The bearings of this plat are based on the West line of Section 23, as being N 04°12'44" E, and is an assumed Meridian used to denote angles only.

Line #	Direction	Length
L1	S86°20'43"W	317.99'
L2	S04°31'57"W	153.85'
L3	S04°58'50"W	263.75'
L4	S08°01'50"W	49.00'
L5	S20°16'56"W	19.45'
L6	S28°54'03"W	26.49'
L7	S41°29'08"W	20.60'
L8	S59°18'55"W	7.03'
L9	S58°56'17"W	51.01'
L10	S18°50'16"W	44.90'
L11	S82°28'52"W	190.90'
L12	S82°17'35"W	112.00'
L13	S69°16'50"W	186.88'
L14	S77°14'02"W	91.42'
L15	S63°19'21"W	79.61'
L16	S58°41'32"W	61.10'
L17	S50°22'13"W	118.50'
L18	S53°30'12"W	78.35'
L19	S60°00'10"W	103.84'
L20	S60°16'54"W	109.32'
L21	S77°28'07"W	116.70'
L22	S81°30'04"W	118.30'
L23	S84°38'36"W	30.44'



LEGEND

- ◆ - Stone Found
- - 5/8" Iron Nail
- ▲ - Railroad Spike Found
- ⊕ - Gas Well Head
- - 5/8" x 1/2" Solid Bar Found (NOT CASE) (under survey)
- - 5/8" x 3/4" long rebar w/ 1.25" dia. plastic cap labeled "S.A. England #7452" Set
- - centerline overhead electric lines
- ⊙ - Utility Pole Found

I hereby certify that an actual survey of the premises was made, the field work was performed on June 8, 2022, and that this plat is correct to the best of my knowledge.

Dated: June 8, 2022

Scott A. England, P.S.
Ohio Registered Surveyor #1452

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
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