

1.397 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 1, Pruden's No. 71, Auditor's Section 12, Alexander Township, Athens County, Ohio and being more fully described as follows:
Being deeded to Oxley Road Properties LLC,
Official Record Book 528, pages 373-379, Parcel 2 and Parcel 3.

Commencing at an iron pin set at the northwest corner of Lease Lot 3, Pruden's No. 69 of said Auditor's Section 12;

Thence N50°16'51"E 908.06 feet to a railroad spike set in the center of Oxley Road, T-55 at the point of beginning of the tract herein described;

- 1.) Thence N03°57'16"W 32.89 feet along a common boundary to Oxley 373-379 and the State of Ohio 306-1273 to an iron pin found;
- 2.) Thence S84°49'07"E 18.26 feet along said common boundary to an iron pin found;
- 3.) Thence N05°05'27"W 214.25 feet along said common boundary to an ODOT Monument found;
- 4.) Thence N78°02'42"E 14.90 feet along a common boundary to Oxley 373-379 and Glasgow 340-155 to an axle found;
- 5.) Thence S89°48'41"E 123.97 feet along said common boundary to an iron pin set;
- 6.) Thence S53°14'41"E 199.02 feet along said common boundary to an iron pin found, passing an iron pin set at 65.63 feet;
- 7.) Thence S46°02'41"W 44.12 feet over the lands of Oxley 373-379 to an iron pin set;
- 8.) Thence S04°19'48"E 100.99 feet over the lands of Oxley 373-379 to an iron pin set;
- 9.) Thence S52°18'54"W 28.01 feet over the lands of Oxley 373-379 to a railroad spike found in the center of Township Road 55;
- 10.) Thence N77°59'20"W 35.25 feet to a point in Township Road 55;
- 11.) Thence N85°12'02"W 108.07 feet to a point in the center of Township Road 55;
- 12.) Thence N87°53'31"W 106.51 feet to the point of beginning containing a total of 1.397 acres.

Acreage of 1.213 acres from Parcel 3, B010010025200

Acreage of 0.184 acres from Parcel 2, B010010024600

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

DEC 04 2020

Plat of Survey is attached herewith and made a part thereof.

Subject to all easements, rights-of-way, and covenants and agreements of record.

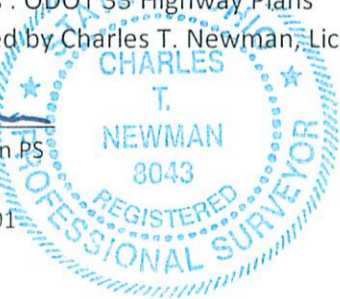
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"


Basis of bearings : ODOT 33 Highway Plans

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 30, 2020.

Jill Thompson
Athens County Auditor


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/3/20



C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Deeded to: Oxley Road Properties LLC
Official Record Book 528, pages 373-379, Parcel 2 and Parcel 3

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perceval Williams*
DATE: 12/3/20

Plat of Survey of 1.397 Acres and 1.662 Acres
Situate Ohio Company Purchase, Town 8, Range 14,
Lease Lot 1, Pruden's No. 71
Auditor's Section 12, Alexander Township,
Athens County, Ohio

Charles T. Newman
Charles T. Newman
Surveyed 11/30/2020

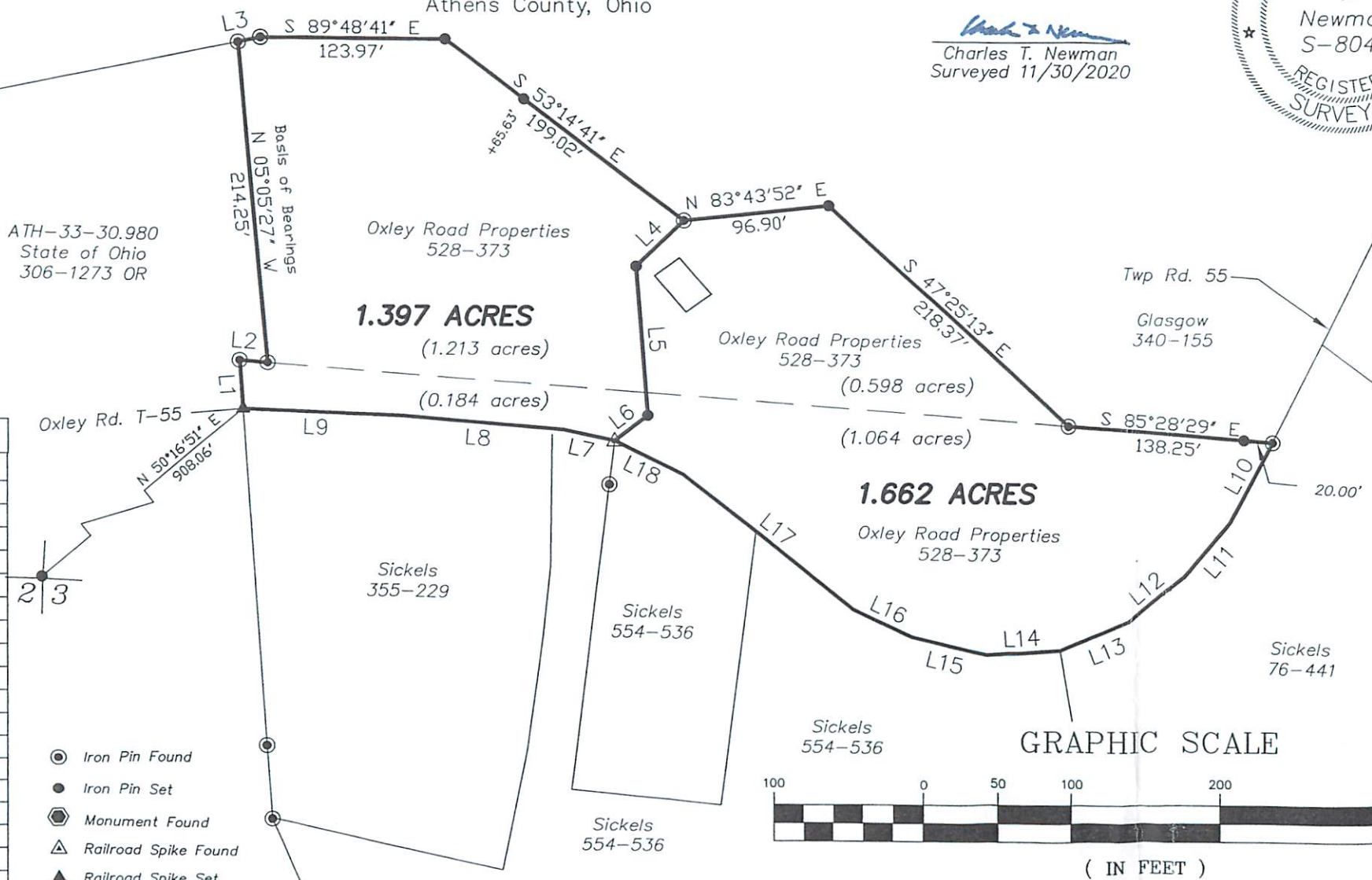


Basis of Bearings:
ATH-33-30.980(19.25)

ATH-33-30.980
State of Ohio
306-1273 OR

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°57'16"W	32.89'
L2	S84°49'07"E	18.26'
L3	N78°02'42"E	14.90'
L4	S46°02'41"W	44.12'
L5	S04°19'48"E	100.99'
L6	S52°18'54"W	28.01'
L7	N77°59'20"W	35.25'
L8	N85°12'02"W	108.07'
L9	N87°53'31"W	106.51'
L10	S28°53'09"W	60.76'
L11	S40°25'41"W	47.41'
L12	S50°51'49"W	47.65'
L13	S68°03'58"W	50.24'
L14	S86°06'12"W	50.28'
L15	N76°29'07"W	50.45'
L16	N64°56'04"W	43.78'
L17	N51°56'16"W	143.62'
L18	N63°57'44"W	50.79'

- Iron Pin Found
- Iron Pin Set
- ⬢ Monument Found
- ▲ Railroad Spike Found
- ▲ Railroad Spike Set



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.