

1.662 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;

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;

Thence S84°49'07"E 18.26 feet along said common boundary to an iron pin found;

Thence N05°05'27"W 214.25 feet along said common boundary to an ODOT Monument found;

Thence N78°02'42"E 14.90 feet along a common boundary to Oxley 373-379 and Glasgow 340-155 to an axle found;

Thence S89°48'41"E 123.97 feet along said common boundary to an iron pin set;

Thence S53°14'41"E 199.02 feet along said common boundary to an iron pin found at the point of beginning of the tract herein described, passing an iron pin set at 65.63 feet;

1.) Thence N83°43'52"E 96.90 feet along a common boundary to Oxley 528-373 and Glasgow 340-155 to an iron pin set;

2.) Thence S47°25'13"E 218.37 feet along said common boundary to an iron pin found;

3.) Thence S85°28'29"E 138.25 feet along said common boundary to an iron pin set in the center of Township Road 55, passing an iron pin found at 118.25 feet;

4.) Thence S28°53'09"W 60.76 feet to a point in the center of Township Road 55;

5.) Thence S40°25'41"W 47.41 feet to a point in the center of Township Road 55;

6.) Thence S50°51'49"W 47.65 feet to a point in the center of Township Road 55;

7.) Thence S68°03'58"W 50.24 feet to a point in the center of Township Road 55;

8.) Thence S86°06'12"W 50.28 feet to a point in the center of Township Road 55;

9.) Thence N76°29'07"W 50.45 feet to a point in the center of Township Road 55;

10.) Thence N64°56'04"W 43.78 feet to a point in the center of Township Road 55;

11.) Thence N51°56'16"W 143.62 feet to a point in the center of Township Road 55;

12.) Thence N63°57'44"W 50.79 feet to a railroad spike found in the center of Township Road 55;

13.) Thence N52°18'54"E 28.01 feet over the lands of Oxley 373-379 to an iron pin set;

14.) Thence N04°19'48"W 100.99 feet over the lands of Oxley to an iron pin set;

15.) Thence N46°02'41"E 44.12 feet over the lands of Oxley to the point of beginning containing a total of 1.662 acres.

Acreage of 0.598 acres from Parcel 3, B010010025200

Acreage of 1.064 acres from Parcel 2, B010010024600

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

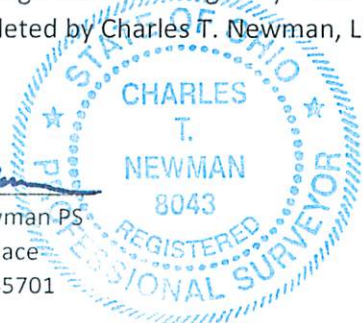
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 30, 2020.


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

DEC 04 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: *Charles T. Newman*
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

