

5.001 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2, Alexander Township Section 15, Athens County, Ohio.

Being deeded to William L. Green and Marian E. Green, Official Record Book 301, pages 391-393, and known as parcel B010010046700 as the parent parcel and tract.

Commencing at a point at the northeast corner of said Lease Lot 2 of Section 15 of Alexander Township; Thence S03°40'16"W 297.50 feet to a point in Fisher Road, County Rd. 17; Thence S03°40'16"W 863.48 feet along a common boundary to Pratt 466-1480 and Haning 246-334, to a ¾-inch diameter pipe found at the base of a fence post, passing a ¾-inch diameter pipe found at 221.69 feet; Thence N85°45'28"W 654.95 feet along a common boundary to Baker 455-502 to a point in Wood Road, County Rd. 15, passing ¾-inch diameter pipes found at 436.08 feet and at 634.95 feet; Thence N08°27'35"W 168.61 feet to a point in County Rd. 15, and being the point of beginning of the tract herein described;

- 1.) Thence N08°27'35"W 82.64 feet to a point in Wood Road, County Rd. 15;
- 2.) Thence N13°38'05"W 236.48 feet to a point in County Rd. 15;
- 3.) Thence N11°50'20"W 178.22 feet to a point in County Rd. 15;
- 4.) Thence N05°10'56"E 149.94 feet to a point in County Rd. 15;
- 5.) Thence N89°01'40"E 387.02 feet to a point in Fisher Road, County Rd. 17;
- 6.) Thence S03°40'40"W 662.08 feet over the lands of the parent tract to an iron pin set, passing iron pins set at 40.00 feet and at 200.00 feet;
- 7.) Thence N85°45'08"W 254.27 feet, passing an iron pin set at 224.27 feet to the point of beginning containing a total of 5.001 acres.

Said 5.001 Acre Tract excepts a right to repair or replace an existing below surface water line from Le-Ax main water line on County Rd. 15 to the tap or meter on the east side of County Rd. 15 and continuing in an easterly direction to supply the house of a 9.412 acre tract. Said right to repair or replace includes the right to dig, but also the responsibility to leave the surface as before, and to do so in a timely manner. Further it is understood that no structures or devices shall be constructed over or on said water line.


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

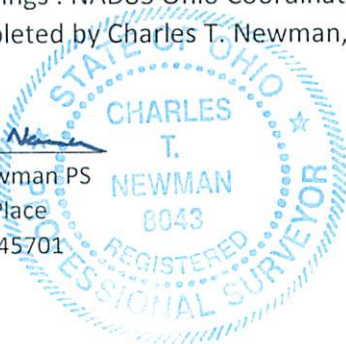
Plat of Survey is attached herewith and made a part thereof.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043.

Basis of bearings : NAD83 Ohio Coordinate South Zone

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 15, 2023.


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



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

MAR 16 2023

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/16/23

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 5.001 Acres and 9.412 Acres.
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Alexander Township, Section 15, Athens County, Ohio.
Being deeded to William L. Green and Marian E. Green,
Official Record Book 301, pages 391-392, Parcel B010010046700.
Being all of said lands of said parent tract and parcel.

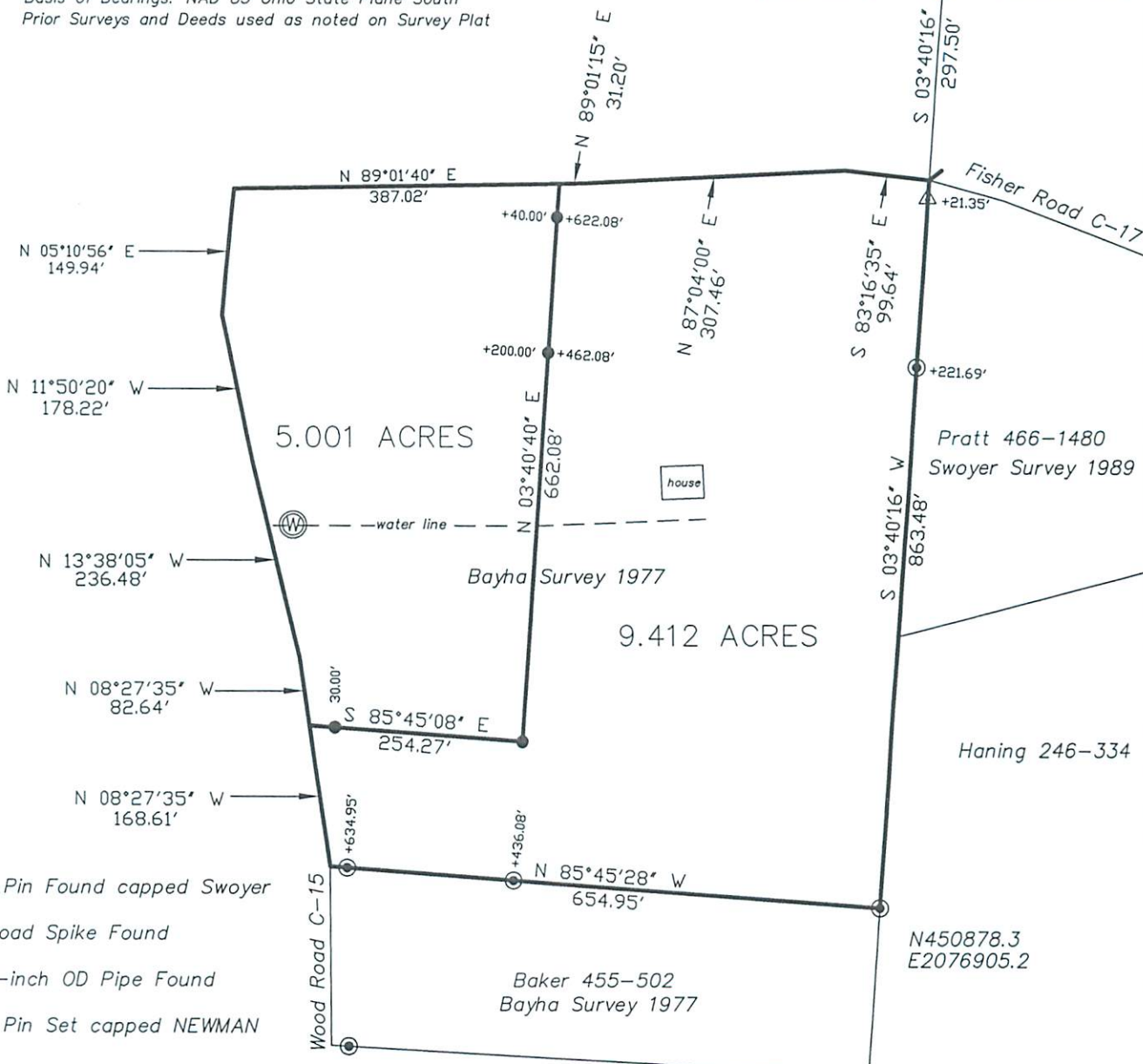


Charles T. Newman
Charles T. Newman
Surveyed March 2023

Basis of Bearings: NAD 83 Ohio State Plane South
Prior Surveys and Deeds used as noted on Survey Plat

NE Corner
Lease Lot 2

N452036.9
E2076979.6



- ▲ Iron Pin Found capped Swoyer
- ▲ Railroad Spike Found
- 3/4-inch OD Pipe Found
- Iron Pin Set capped NEWMAN

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Thomas J. Miller*
DATE: 3/16/23