

141.328 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lots 4&5, Auditor's Section 17,  
Alexander Township, Athens County, Ohio;  
Being a portion of the real estate deeded to Janet Kay French,  
Official Record Book 573, pages 1957-1959;  
Parent Parcel B010010049600.

Beginning at the southeast corner of said Lease Lot 5 at an iron pin found capped Bayha;

- 1.) Thence N87°18'32"W 2715.41 feet along the south boundary of Lease Lot 5 to an iron pin set at the southwest corner of Lease Lot 5;
- 2.) Thence N05°01'16"E 895.46 feet along the west boundary of Lease Lot 5 to an iron pin set;
- 3.) Thence S68°22'43"E 245.54 feet along a common boundary to Wilson 459-2564 to an iron pin set;
- 4.) Thence S67°38'48"E 145.12 feet along said common boundary to a number 5 rebar found at the base of a locust post, and a multi-trunk sycamore tree;
- 5.) Thence S34°02'17"E 160.42 feet along said common boundary to a number five rebar found at the remnants of a walnut tree, and fence post;
- 6.) Thence N34°52'19"E 209.44 feet along said common boundary to an iron pin set;
- 7.) Thence N47°37'39"W 148.93 feet along said common boundary to an iron pin set;
- 8.) Thence N63°27'45"W 531.96 feet along said common boundary to a point in the center of Township Rd. 55, Oxley Road, passing an iron pin set at 511.97 feet;
- 9.) Thence N29°34'46"E 82.07 feet to a point in the center of Township Rd. 55;
- 10.) Thence N41°36'22"E 100.04 feet to a point in the center of Township Rd. 55;
- 11.) Thence N44°50'19"E 164.33 feet to a point in the center of Township Rd. 55;
- 12.) Thence N39°22'10"E 66.05 feet to a point in the center of Township Rd. 55;
- 13.) Thence N19°42'10"E 102.91 feet to a point in the center of Township Rd. 55;
- 14.) Thence N13°01'52"E 307.74 feet to a point in the center of Township Rd. 55;
- 15.) Thence N17°03'58"E 341.73 feet to a point in the center of Township Rd. 55;
- 16.) Thence N56°47'15"E 344.00 feet along a common boundary to French 543-1209, (passing an iron pin found capped Branner at 31.82 feet) to an iron pin found capped Branner;
- 17.) Thence S65°53'59"E 249.75 feet along said common boundary to an iron pin found capped Branner;
- 18.) Thence N57°08'21"E 150.31 feet along said common boundary to an iron pin found capped Branner;
- 19.) Thence N84°30'48"E 210.25 feet along said common boundary to an iron pin found capped Branner;
- 20.) Thence N27°27'11"E 208.42 feet along said common boundary to an iron pin found capped Branner;
- 21.) Thence S86°07'13"E 706.07 feet along a common boundary to Johnson 516-1072 to an iron pin set;
- 22.) Thence S52°44'13"E 898.58 feet along said common boundary to an iron pin set;
- 23.) Thence S05°11'43"W 2077.68 feet, (passing a stone found at 1615.56 feet) along said common boundary, and Raduege 582-652 to the point of beginning containing a total of 141.328 acres.

Acreages of 0.034 acres in Lease Lot 4, and Acreages of 141.294 acres in Lease Lot 5.

Plat of Survey attached herewith and made a part thereof.


Subject to Margaret Creek Conservancy District easements.


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

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

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 11, 2025.

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 12/15/25

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

DEC 15 2025

Jill Davidson  
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 141.328 Acres  
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Lease Lots 4&5, Auditor's Section 17, Alexander Township,  
Athens County, Ohio.

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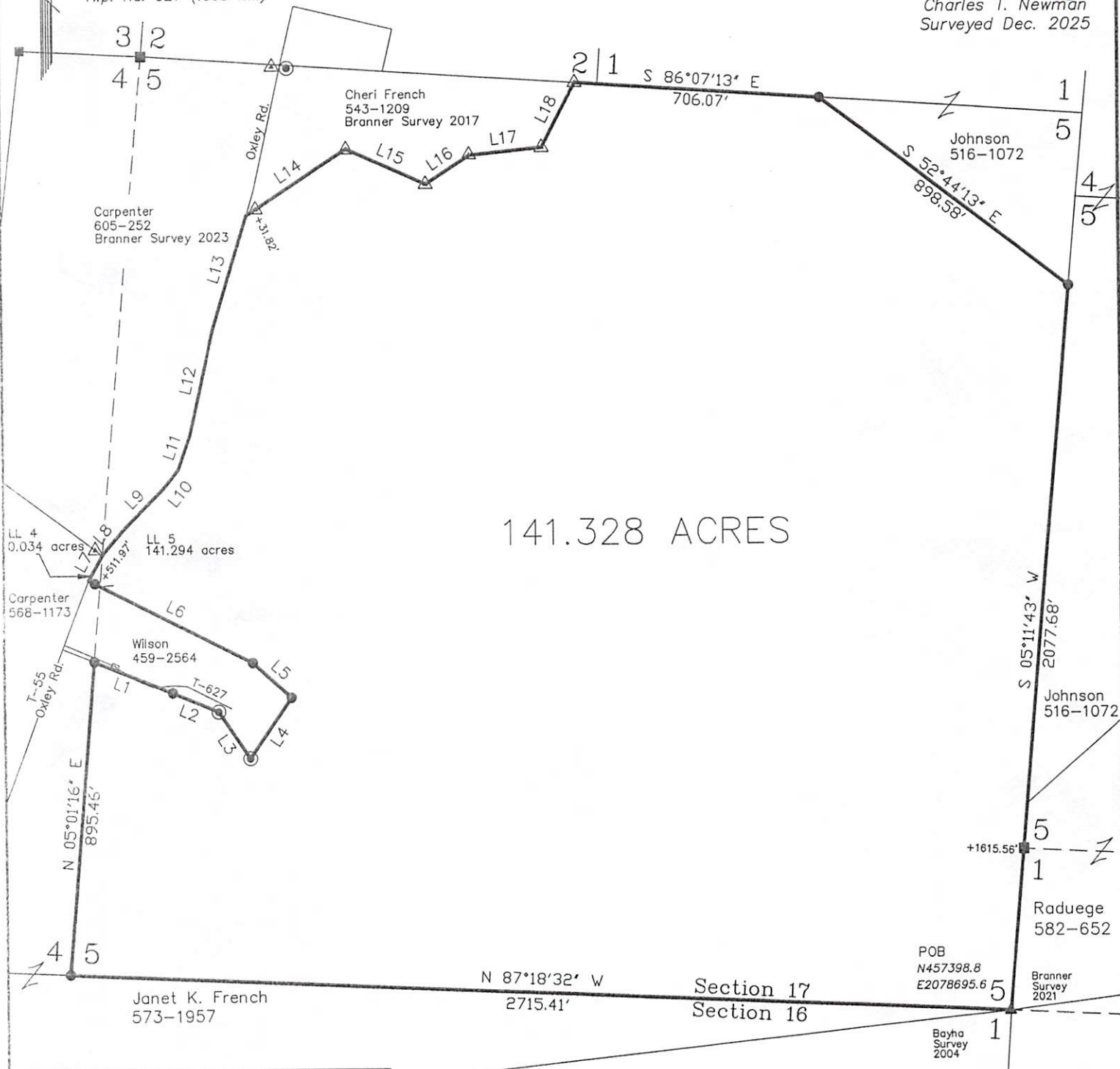
Basis of Bearings: NAD83 Ohio South

Prior Surveys and Deeds reviewed as noted on Plat

Subject to: Margaret Creek Conservancy District easements

Twp. Rd. 627 (.098 mi.)

Charles T. Newman  
Surveyed Dec. 2025



141.328 ACRES

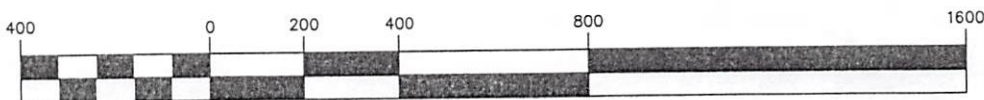
LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | S68°22'43"E | 245.54' |
| L2   | S67°38'48"E | 145.12' |
| L3   | S34°02'17"E | 160.42' |
| L4   | N34°52'19"E | 209.44' |
| L5   | N47°37'39"W | 148.93' |
| L6   | N63°27'45"W | 531.96' |
| L7   | N29°34'46"E | 82.07'  |
| L8   | N41°36'22"E | 100.04' |
| L9   | N44°50'19"E | 164.33' |
| L10  | N39°22'10"E | 66.05'  |
| L11  | N19°42'10"E | 102.91' |
| L12  | N13°01'52"E | 307.74' |
| L13  | N17°03'58"E | 341.73' |
| L14  | N56°47'15"E | 344.00' |
| L15  | S65°53'59"E | 249.75' |
| L16  | N57°08'21"E | 150.31' |
| L17  | N84°30'48"E | 210.25' |
| L18  | N27°27'11"E | 208.42' |

- ▲ Iron Pin Found capped Branner
- ▲ Iron Pin Found capped Bayha
- Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman
- Stone Found
- Mag Nail Set

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Dis. S. 80  
DATE: 12/15/25

GRAPHIC SCALE



( IN FEET )

1 inch = 400 ft.