

Willoughby Tract 3
11.596 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Section 1, Lease Lots 1&2,
Alexander Township, Athens County, Ohio.
Being a portion of real estate deeded to: David E. Willoughby and Carol C. Willoughby,
Official Record 434, pages 688-691, parent parcel B010010000501 (37.885 acres).

Commencing at the northwest corner of said Lease Lot 2;
Thence S03°37'48"W 1392.28 feet (passing a number 5 rebar found at 1109.84 feet) to a point;
Thence S03°43'12"W 574.40 feet to an iron pin found capped Trantina;
Thence S37°15'26"E 757.99 feet (passing an iron pin found capped Trantina at 321.14 feet) to an iron
pin set at the point of beginning of the Tract herein described;

- 1.) Thence N72°16'23"E 398.71 feet over the lands of Willoughby 434-688 to an iron pin set;
- 2.) Thence N50°30'33"E 245.72 feet (passing an iron pin set at 229.57 feet) over said lands to a point in
Woodyard Road, Township Rd. 49;
- 3.) Thence S47°13'04"E 225.74 feet to a point in Township Rd. 49;
- 4.) Thence S44°22'55"E 185.45 feet to a point in Township Rd. 49;
- 5.) Thence S42°57'57"E 132.96 feet to a point in Township Rd. 49;
- 6.) Thence S36°05'20"E 109.38 feet to a point in Township Rd. 49;
- 7.) Thence S36°43'36"W 276.73 feet (passing an iron pin set at 19.09 feet) over the lands of Willoughby
434-688 to an iron pin set;
- 8.) Thence S75°14'55"W 744.80 feet over said lands to an iron pin set;
- 9.) Thence N08°43'58"E 361.11 feet along a common boundary to Carbaugh 234-140 to an iron pin
found capped Trantina;
- 10.) Thence N37°15'26"W 312.09 feet along said common boundary to the point of beginning containing
a total of 11.596 acres.

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

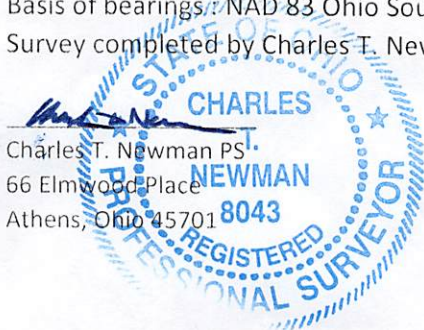
Subject to all easements, rights-of-way, covenants and agreements of record.

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, June 10, 2026

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



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

JUN 16 2026

Jill Davis
Athens Cour

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 6/16/26



C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of (4) Tracts
Deeded to: David E. Willoughby and Carol C. Willoughby,
Official Record Book 434, pages 688-691,
Official Record Book 433, pages 1080-1082.
Situate Ohio Company Purchase, Town 8, Range 14, Lease Lots 1&2,
Section 1, Alexander Township, Athens County, Ohio.



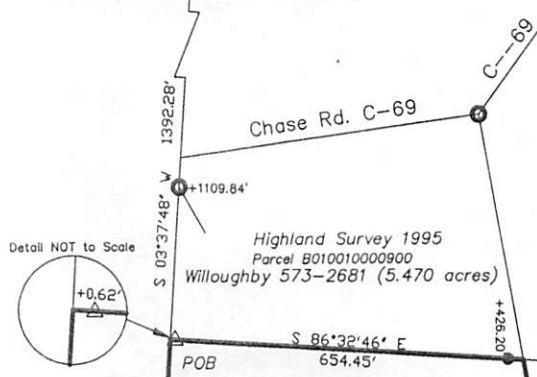
Charles T. Newman
Charles T. Newman
Surveyed June 2026

Basis of Bearings: NAD 83 Ohio South
Deeds and Prior Surveys reviewed as noted on Plat

Section 2

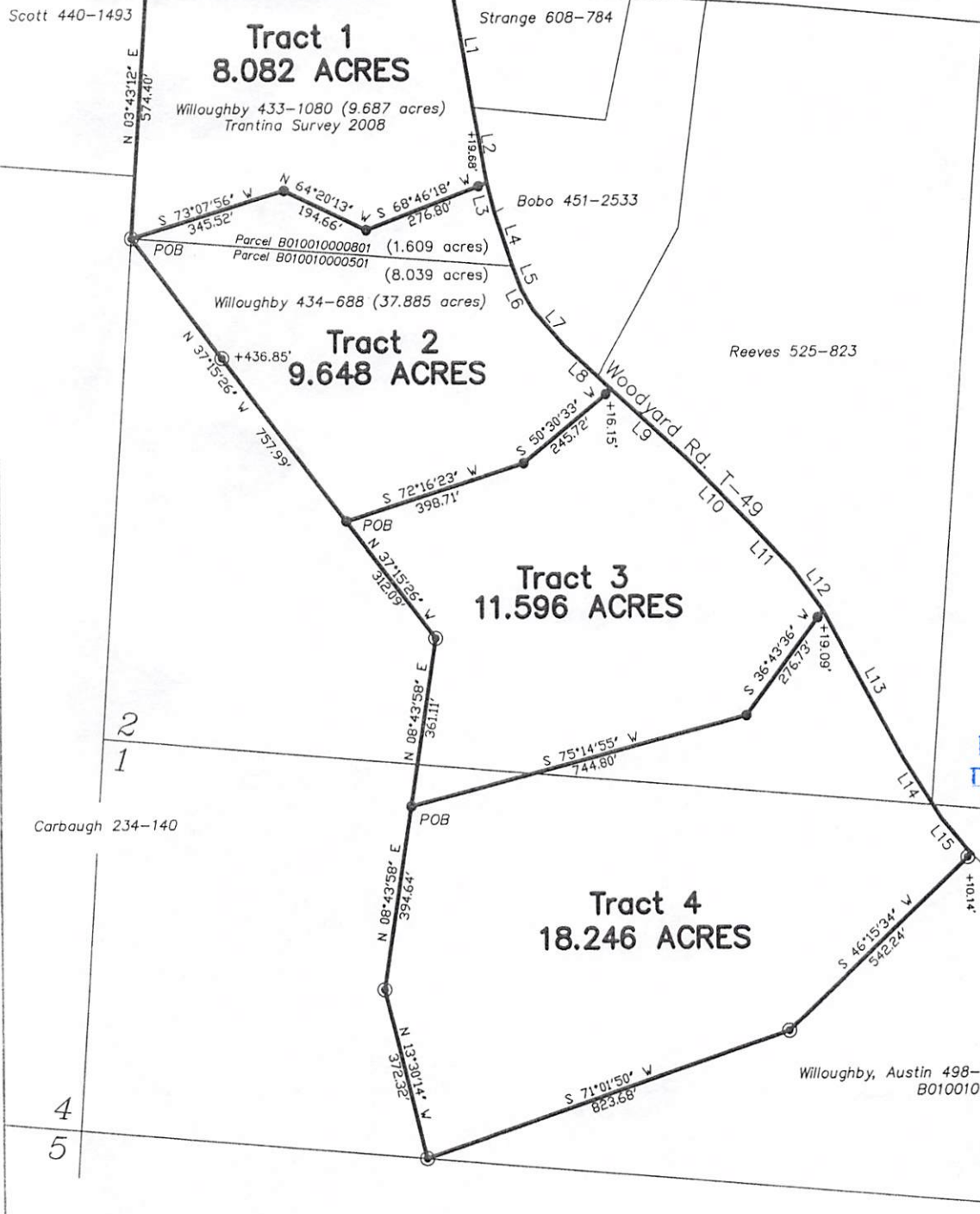
3 2 Section 1

N440920.04
E2085367.79



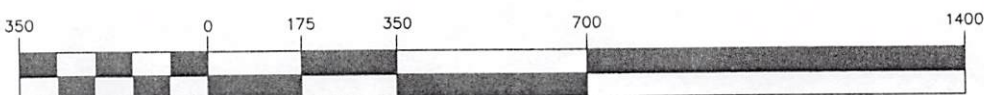
- Railroad Spike Found
- △ Iron Pin Found capped Highland
- ▲ Iron Pin Found capped Hughes
- Iron Pin Found capped Trantina
- Iron Pin Set capped Newman
- Iron Pin Found #5 Rebar

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°41'19"E	260.98'
L2	S10°29'18"E	163.05'
L3	S14°19'50"E	65.76'
L4	S18°20'49"E	119.81'
L5	S20°28'18"E	53.03'
L6	S29°06'44"E	49.35'
L7	S40°29'36"E	101.93'
L8	S47°09'16"E	138.33'
L9	S47°13'04"E	225.74'
L10	S44°22'55"E	185.45'
L11	S42°57'57"E	132.96'
L12	S36°05'20"E	109.38'
L13	S28°11'19"E	357.78'
L14	S31°45'17"E	151.82'
L15	S39°31'54"E	99.11'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *6/16/26*

GRAPHIC SCALE



(IN FEET)
1 inch = 350 ft.