Willoughby Tract 1
8.082 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Section 1, Lease Lot 2,
Alexander Township, Athens County, Ohio.
Being a portion of real estate deeded to: David E. Willoughby and Carol C. Willoughby,
Official Record 433, pages 1080-1082 parent parcel B010010000801, (9.687 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 the point of beginning of the Tract herein described;
1.) Thence S86°32'46"E 654.45 feet (passing an iron found capped Highland at 0.62 feet, and an iron pin set at 426.20 feet along a common boundary to Willoughby 573-2681, and Willoughby 433-1080 to a point in Woodyard Road. Township Rd. 49;
2.) Thence S09°41'19"E 260.98 feet to a point in Township Rd. 49;
3.) Thence S10°29'18"E 163.05 feet to a point in Township Rd. 49;
4.) Thence S68°46'18"W 276.80 feet (passing an iron pin set at 19.68 feet) over the lands of Willoughby 433-1080 to an iron pin set;
5.) Thence N64°20'13"W 194.66 over said lands to an iron pin set;
6.) Thence S73°07'56"W 345.52 feet over said lands to an iron pin found capped Trantina;
7.) Thence N03°43'12"E 574.40 feet along a common boundary to Scott 440-1493, and
Carbaugh 234-140 to the point of beginning containing a total of 8.082 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

STATE OF OHIO
CHARLES T. NEWMAN
8043
REGISTERED
PROFESSIONAL SURVEYOR

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 Davidson
Athens County Auditor

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

Willoughby Tract 2
9.648 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Section 1, Lease Lot 2,
Alexander Township, Athens County, Ohio.
Being a portion of real estate deeded to: David E. Willoughby and Carol C. Willoughby,
Official Record 433, pages 1080-1082, parent parcel B010010000801 (9.687 acres), and
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 at the point of beginning of
The Tract herein described;
1.) Thence N73°07'56"E 345.52 feet over the lands of Willoughby 443-1080 to an iron pin set;
2.) Thence S64°20'13"E 194.66 feet over said lands to an iron pin set;
3.) Thence N68°46'18"E 276.80 feet over said lands (passing an iron pin set at 257.12 feet) to a point in Woodyard Road. Township Rd. 49;
4.) Thence S14°19'50"E 65.76 feet to a point in Township Rd. 49;
5.) Thence S18°20'49"E 119.81 feet to a point in Township Rd. 49;
6.) Thence S20°28'18"E 53.03 feet to a point in Township Rd. 49;
7.) Thence S29°06'44"E 49.35 feet to a point in Township Rd. 49;
8.) Thence S40°29'36"E 101.93 feet to a point in Township Rd. 49;
9.) Thence S47°09'16"E 138.33 feet to a point in Township Rd. 49;
10.) Thence S50°30'33"W 245.72 feet (passing an iron pin set at 16.15 feet) over the lands of Willoughby 434-688 to an iron pin set;
11.) Thence S72°16'23"W 398.71 feet over said lands to an iron pin set;
12.) Thence N37°15'26"W 757.99 feet (passing an iron pin found capped Trantina at 436.85 feet) along a common boundary to Carbaugh 234-140 to the point of beginning containing a total of 9.648 acres.
Acreages of 1.609 acres are a take from B010010000801
Acreages of 8.039 acres are a take from B010010000501
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 Davidson
Athens County Auditor

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

Willoughby Tract 4
18.246 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 northeast 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;
Thence S37°15'26"E 312.09 feet to an iron pin found capped Trantina;
Thence S08°43'58"W 361.11 feet to an iron pin set at the point of beginning of the Tract herein described;
1.) Thence N75°14'55"E 744.80 feet over the lands of Willoughby 434-688 to an iron pin set;
2.) Thence N36°43'36"E 276.73 feet (passing an iron pin set at 257.64 feet) over said lands to a point in Woodyard Road, Township Rd. 49;
3.) Thence S28°11'19"E 357.78 feet to a point in Township Rd. 49;
4.) Thence S31°45'17"E 151.82 feet to a point in Township Rd. 49;
5.) Thence S39°31'54"E 99.11 feet to a point in Township Rd. 49;
6.) Thence S46°15'34"W 542.24 feet, (passing an iron pin found capped Trantina at 10.14 feet) along a common boundary to Willoughby 498-1797 to an iron pin found capped Trantina;
7.) Thence S71°01'50"W 823.68 feet along said common boundary to an iron pin found capped Trantina;
8.) Thence N13°30'14"W 372.32 feet along a common boundary to Carbaugh 234-140 to an iron pin found capped Trantina;
9.) Thence N08°43'58"E 394.64 feet along said common boundary to the point of beginning containing a total of 18.246 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

STATE OF OHIO CHARLES T. NEWMAN 8043 REGISTERED PROFESSIONAL SURVEYOR

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

JUL 02 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY:
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.

STATE OF OHIO
Charles T. Newman
S-8043
REGISTERED SURVEYOR

GPS

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

Charles T. Newman
Surveyed June 2026

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'

Section 2
N440920.04
E2085367.79
3 | 2 Section 1
1 | 4
2 | 5

Chase Rd. C-69

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

Detail NOT to Scale

Highland Survey 1995
Parcel B010010000900
Willoughby 573–2681 (5.470 acres)

Scott 440–1493

Strange 608–784

Bobo 451–2533

Reeves 525–823

Carbaugh 234–140

Bolin 519–54

Willoughby, Austin 498–1797 (13.828 acres)
B010010000502

Kinzelman 186–629

Woodyard Rd. T-49

Tract 1
8.082 ACRES

Willoughby 433–1080 (9.687 acres)
Trantino Survey 2008

Tract 2
9.648 ACRES

Parcel B010010000801 (1.609 acres)
Parcel B010010000501 (8.039 acres)
Willoughby 434–688 (37.885 acres)

Tract 3
11.596 ACRES

Tract 4
18.246 ACRES

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

GRAPHIC SCALE

350 0 175 350 700 1400

(IN FEET)
1 inch = 350 ft.