

56.111 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Section 22, Farm Lot 1, and Section 23,  
Farm Lots: Lot 1, Lot 3, and Lot 4, Alexander Township, Athens County, Ohio.  
Being a portion of the lands deeded to Niese Properties LLC, Official Record 528, pages 556-561.

Beginning at a stone found at the southeast corner of said Farm Lot 4;

- 1.) Thence S04°01'23"W 324.21 feet along a common boundary to Athens Quality Rentals 603-1175 to an iron pin set;
- 2.) Thence S37°58'43"W 46.77 feet along said common boundary to an iron pin found capped Highland;
- 3.) Thence S37°51'22"W 609.81 feet (passing an iron pin capped Highland at 309.78 feet) along common boundaries to Anit Enterprises 261-1607, and TPJ Properties 501-564 to an iron pin set;
- 4.) Thence N67°52'56"W 117.43 feet along a common boundary to Collins 394-2199 to a stone found;
- 5.) Thence N59°54'13"W 1322.62 feet (passing an iron pin set at 400.50 feet) along said common boundary to an iron pin set in the center of Township Road 548;
- 6.) Thence N56°55'16"W 348.70 feet along said common boundary to an iron pin set in the center of Township Road 548;
- 7.) Thence N61°44'52"W 186.75 feet along said common boundary to a point in Township Road 548;
- 8.) Thence S85°29'47"E 254.01 feet (passing an iron pin found capped Swoyer at 46.57 feet) along a common boundary to Athens Quality Rentals 603-1175 to an iron pin set;
- 9.) Thence N04°41'59"E 1141.19 feet along said common boundary to an iron pin found capped Swoyer;
- 10.) Thence S55°17'24"E 568.23 feet over the lands of Niese 528-556 to an iron pin set;
- 11.) Thence S60°29'33"E 411.90 feet continuing over the lands of Niese to an iron pin set;
- 12.) Thence N70°26'34"E 358.99 feet continuing over the lands of Niese to an iron pin set;
- 13.) Thence S56°47'14"E 746.36 feet continuing over the lands of Niese to an iron pin set;
- 14.) Thence S00°03'56"E 446.73 feet continuing over the lands of Niese to the point of beginning containing a total of 56.111 acres.

Parcel takes:

- 4.60 acres (the entirety) from parcel B010010052400
- 7.05 acres from parcel B010010052900
- 1.53 acres from parcel B010010052700
- 19.80 acres from parcel B010010052200
- 23.131 acres (the entirety) from parcel B010010052600


Plat of Survey attached herewith and made a part thereof.

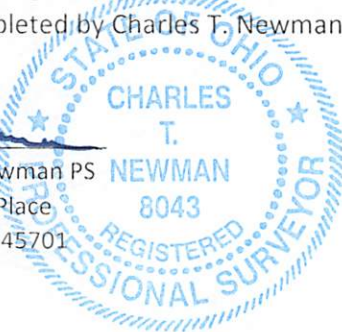
Subject to all easements, rights-of-way, covenants, and agreements of record.


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 on February 2026.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/3/26

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

MAR 03 2026

Jill Davidson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

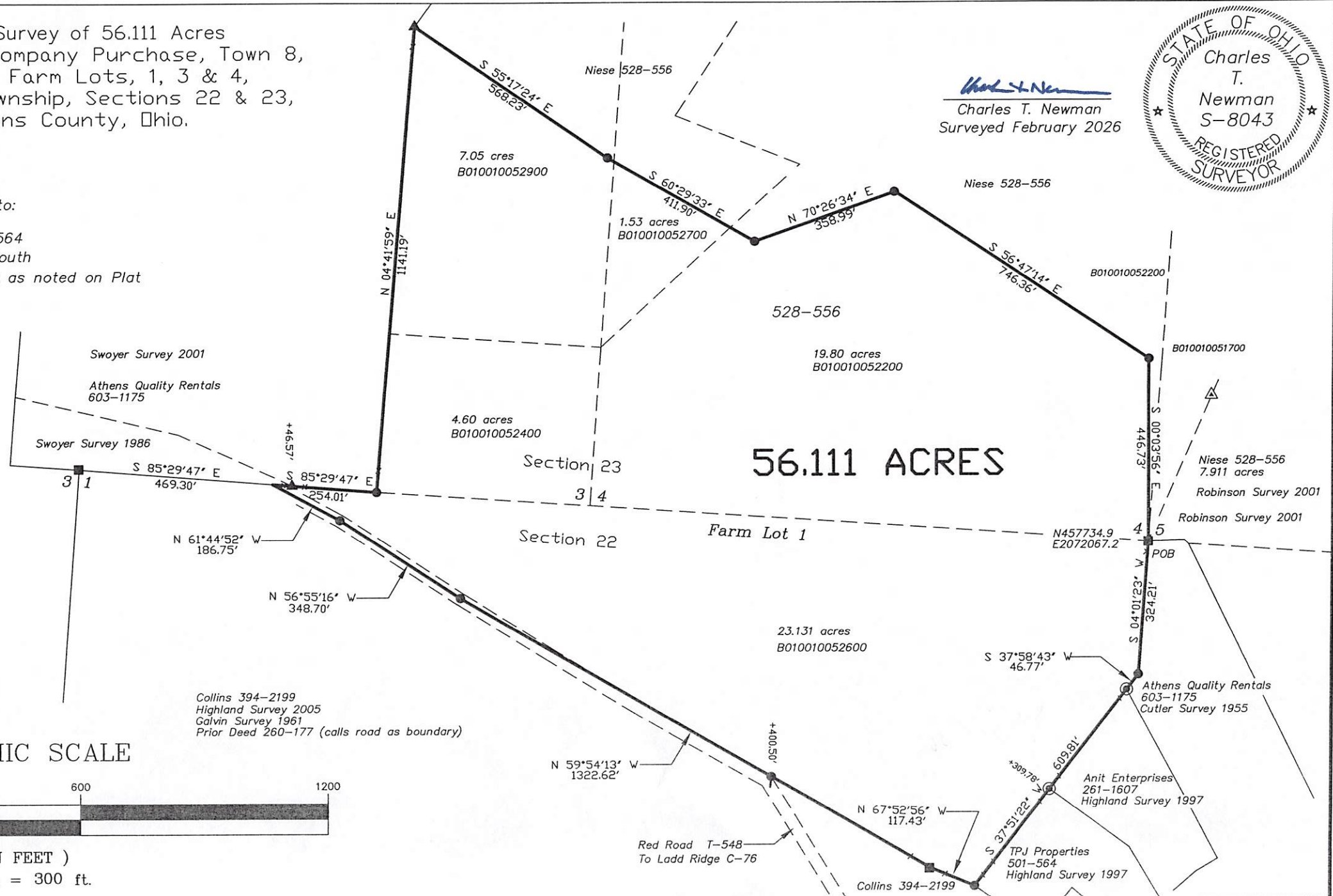
Plat of Survey of 56.111 Acres  
Situating Ohio Company Purchase, Town 8,  
Range 14, Farm Lots, 1, 3 & 4,  
Alexander Township, Sections 22 & 23,  
Athens County, Ohio.

*Charles T. Newman*  
Charles T. Newman  
Surveyed February 2026

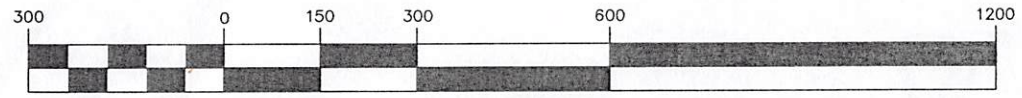


Being part of the lands deeded to:  
Niese Properties LLC  
Official Record 528, pages 556-564  
Basis of Bearings: NAD83 Ohio South  
Prior Surveys and Deeds reviewed as noted on Plat

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 3/3/26



GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

- ▲ Iron Pin Found capped Robinson
- ▲ Iron Pin Found capped Swoyer
- Iron Pin Found capped Highland
- Iron Pin Set capped Newman
- Stone Found
- ⊕ Iron Pipe Found 1-inch OD