

Description of 6.20 Acres  
Exhibit A

Description of a tract of land situate the Ohio Company Purchase Town 8, Range 14, Farm Lot 1, (Section 26), Alexander Township, Athens County, Ohio. Being part of the lands deeded to Delbert Sanders and Nancy Sanders, Deed Book 262, page 400, Auditor Parcel B010010089100, and being more fully described as follows:

Commencing at the southwest corner of Farm Lot 4;  
Thence N04°33'09"E 116.16 feet to a point in the center of County Road 15, Wood Rd., passing an iron pin found at 86.72 feet;  
Thence N47°41'59"E 86.36 feet to a point in the center of County Road 15;  
Thence N37°21'08"E 216.25 feet to a point in the center of County Road 15;  
Thence N41°18'03"E 94.42 feet to a point in the center of County Road 15;  
Thence N48°15'53"E 258.13 feet to a point in the center of County Road 15;  
Thence N62°43'52"E 77.17 feet to a point in the center of County Road 15;  
Thence N70°54'18"E 107.27 feet to a point in the center of County Road 15;  
Thence N83°11'33"E 148.45 feet to a point in the center of County Road 15;  
Thence S84°56'10"E 197.32 feet to a point in the center of County Road 15;  
Thence S79°48'59"E 144.14 feet to a point in the center of County Road 15;  
Thence S67°17'53"E 44.02 feet to a point in the center of County Road 15;  
Thence S55°46'54"E 116.07 feet to a point in the center of County Road 15;  
Thence S50°46'00"E 64.16 feet to a point in the center of County Road 15;  
Thence S38°55'37"E 67.53 feet to a point in the center of County Road 15;  
Thence S24°29'25"E 49.50 feet to a point in the center of County Road 15;  
and being the point of beginning of the tract herein described;

- 1.) Thence N57°29'35"E 416.85 feet over the lands of Sanders 262-400 to an iron pin set, passing iron pins set at 37.72 feet and 271.61 feet;
- 2.) Thence S48°07'41"E 340.06 feet over the lands of Sanders to an iron pin set;
- 3.) Thence S19°02'09"W 581.11 feet over the lands of Sanders to a point in County Road 15, passing an iron pin set at 556.60 feet;
- 4.) Thence N85°39'59"W 64.94 feet to a point in the center of County Road 15;
- 5.) Thence N59°52'43"W 64.10 feet to a point in the center of County Road 15;
- 6.) Thence N40°23'03"W 63.69 feet to a point in the center of County Road 15;
- 7.) Thence N33°10'04"W 242.91 feet to a point in the center of County Road 15;
- 8.) Thence N27°41'45"W 100.94 feet to a point in the center of County Road 15;
- 9.) Thence N23°01'31"W 189.05 feet to the point of beginning containing a total of 6.210 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 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the denoted west line of Farm Lot 1.

The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on March 4, 2019.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701



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

MAR 5 2019

Jill Thompson  
Athens County Auditor

740-594-1884  
FAX 740-594-9413

66 Elmwood Place  
Athens, Ohio 45701

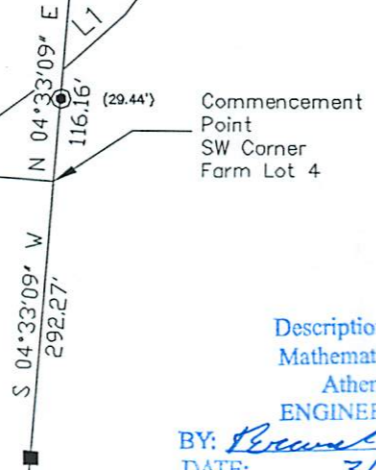
C. TIM NEWMAN  
Professional Surveyor



Plat of Survey of 6.210 Acres  
Situat Ohio Company Purchase Town 8,  
Range 14, Farm Lot 1, (Section 26),  
Alexander Township, Athens County, Ohio.  
Being part of the lands deeded to  
Delbert and Nancy Sanders,  
Deed Book 262, page 400,  
Parcel B010010089100.

Basis of Bearings:  
NAD 83 Ohio South

- Iron Pin Found
- Iron Pin Set
- Stone Found



LINE	BEARING	LENGTH
L1	N47°41'59"E	86.36
L2	N37°21'08"E	216.25
L3	N41°18'03"E	94.42
L4	N48°15'53"E	258.13
L5	N62°43'52"E	77.17
L6	N70°54'18"E	107.27
L7	N83°11'33"E	148.45
L8	S84°56'10"E	197.32
L9	S79°48'59"E	144.14
L10	S67°17'53"E	44.02
L11	S55°46'54"E	116.07
L12	S50°46'00"E	64.16
L13	S38°55'37"E	67.53
L14	S24°29'25"E	49.50
L15	N85°39'59"W	64.94
L16	N59°52'43"W	64.10
L17	N40°23'03"W	63.69
L18	N33°10'04"W	242.91
L19	N27°41'45"W	100.94
L20	N23°01'31"W	189.05

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Perennial*  
DATE: 3/4/19

5.01 ACRES

*Charles T. Newman*  
Charles T. Newman  
Surveyed March 4, 2019



Delbert/Nancy Sanders  
262-400

POB

Jones  
362-407

6.210 ACRES

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

