

FEB 23 2023

**10.847 Acres**

Jill Thompson  
Athens County Auditor

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 3 (Prudens No. 166) & Lease Lot 4 (Prudens No. 165), Section 30, Alexander Township, Athens County, Ohio. Being lands deeded to: Esther Jack R. Claxton and Shelia S. Claxton Trust, Official Record Book 442, pages 923-939.

Commencing at a one-inch square steel found at the southeast corner of Lease Lot 2 of said Section 30; Thence S04°28'27"W 351.75 feet to a one-inch square steel found in Township Rd. 667;

Thence N89°53'31"W 104.27 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S00°06'29"W 100.00 feet along a common boundary to Columbia Gas 302-179 to an iron pin set;
- 2.) Thence S89°53'31"E 118.71 feet to a point in Township Road 667, passing an iron pin set at 70.00 feet;
- 3.) Thence S13°37'01"E 61.10 feet along a common boundary to Perpich 522-386 to a point;
- 4.) Thence S75°16'19"E 33.33 feet to a railroad spike found in Hebbardsville Rd., C-19;
- 5.) Thence S32°00'57"W 443.13 feet along a common boundary to Carter 29-923 to a point in the center of County Road 19;
- 6.) Thence N57°53'59"W 289.81 feet, (passing an iron pin set at 29.42 feet) along a common boundary to Showcase 501-1305 to an iron pin set;
- 7.) Thence S20°30'27"W 161.73 feet to a #5 rebar found;
- 8.) Thence S32°05'25"W 197.59 feet along a common boundary to Tonpro 342-1278 to a #5 rebar found;
- 9.) Thence N70°57'43"W 117.11 feet along a common boundary to Malone 66-593 to a point in a creek;
- 10.) Thence N53°28'01"W 75.32 feet to a point in a creek;
- 11.) Thence N71°14'36"W 197.96 feet to a point in a creek;
- 12.) Thence N62°27'07"W 31.08 feet to a point in a creek;
- 13.) Thence N32°08'52"W 44.14 feet along a common boundary to ODOT R/W ATH-50-4.95 to a #5 rebar found at station 429+00 at 117.04 feet right;
- 14.) Thence N22°25'01"E 553.34 feet along the east right-of way of U.S. 50 to an #5 rebar found, said #5 rebar is S22°10'05"W 27.58 feet from a #5 rebar found at station 434+95.53 at 87.25 feet right;
- 15.) Thence S89°53'30"E 675.62 along a common boundary to Deardorff 99-302, (passing an iron pin set at 538.91 feet) to the point of beginning containing a total of 10.847 acres.

Acreages of 10.754 acres are in Lease Lot 3, and Acreages of 0.093 acres are in Lease Lot 4.


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

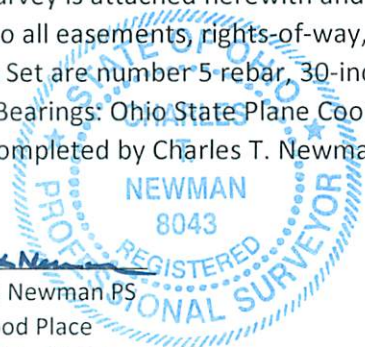
Subject to all easements, rights-of-way, covenants, and agreements of record.


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

Basis of Bearings: Ohio State Plane Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on February 20, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 2/23/23



