

Coon
151.536 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lots 4, 5, 6, and 7,
Auditor's Sections 4&5, Alexander Township, Athens County, Ohio.
Being the entirety of real estate deeded to Sherry D. Coon,
Official Record 572, pages 289-292, and Official Record Book 572, pages 283-285.

Beginning at a notched stone found at the northwest corner of said Lease Lot 7;

- 1.) Thence N03°33'32"E 651.88 feet along a common boundary to Pratt 602-2519, and Raduege 317-185 to an iron pin set;
- 2.) Thence S86°11'52"E 1204.76 feet along a common boundary to Sinclair 561-2564 to a notched stone found;
- 3.) Thence N03°56'18"E 423.31 feet along said common boundary to an iron pin set;
- 4.) Thence S86°37'22"E 880.48 feet along a common boundary to Sinclair 561-2564, and Sanborn 342-545 (passing an iron pin set at 858.77 feet) to a point in Bates Road, Township Rd. 65, at the intersection of Hawks Nest Road, Township Rd. 64;
- 5.) Thence S83°13'47"E 56.19 feet along a common boundary to Loprire 498-1301 to a point in Township Rd. 64;
- 6.) Thence S11°37'31"W 8.38 feet to a point;
- 7.) Thence S60°26'37"E 374.06 feet, (passing an iron pin set at 50.00 feet) along a common boundary to Alexander Township Right-of-Way to an ODOT monument found;
- 8.) Thence N75°36'32"E 202.72 feet along said common boundary to an ODOT monument found;
- 9.) Thence S11°02'34"E 2405.15 feet along a common boundary to ODOT, and being referenced to ATH-33 highway plans, Plat Book 514-A/B;
- 10.) Thence N85°22'10"W 1014.87 feet (passing a ¾-inch diameter pipe found at 1000.17 feet) along a common boundary to Van Nest 250-127, Moore 501-2639, and Conner 493-1748 to a point in Township Rd. 65;
- 11.) Thence N86°22'34"W 2265.73 feet, (passing a number five rebar found at 20.00 feet, and a number five rebar found at 400.00 feet, and an iron pin set at 1257.93 feet) along a common boundary to Dowler 294-2624, and Cunningham 314-1367 to an iron pin set;
- 12.) Thence N03°38'50"E 1345.99 feet (passing a number 5 rebar found at 566.36 feet) along a common boundary to Pratt 622-144, and Pratt 602-2519 to the point of beginning containing a total of 151.536 acres.

Being the entirety of Auditor Tax Number(s) B010010013000, B010010013100, B010010013200, B010010013300, and B010010013400 as determined from Auditor's Tax Plat information.

Auditor's Section 5 has an area of 55.761 acres;

Auditor's Section 4 has an area of 95.775 acres.

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

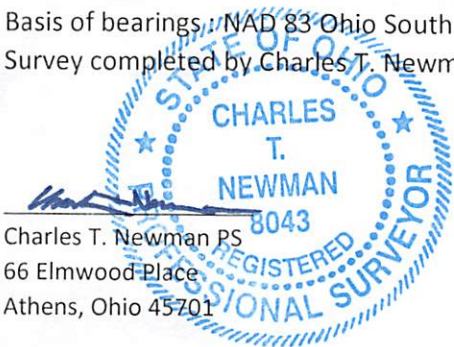
Subject to all easements, rights-of-way, covenants and agreements of record.

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 on July 6, 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

JUL 16 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 7/16/26

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 151.536 Acres
Situate Ohio Company Purchase, Town 8, Range 14,
Lease Lots 4, 5, 6, and 7, Auditor's Sections 4&5,
Alexander Township, Athens County, Ohio.
Being the entirety of real estate deeded to:
Sherry D. Coon
Official Record 572, pages 289-292, and Official Record 572, pages 283-285.



Charles T. Newman
Charles T. Newman
Surveyed July 2026

Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat

- ODOT Monument Found
- Iron Pin Found #5 Rebar
- Iron Pin Set Capped Newman PS- 8043
- Notched Stone Found
- △ Pipe Found 3/4" OD

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert White*
DATE: 7/16/26

