

BY: Robert J. Williams  
DATE: 11/3/16

Exhibit A  
0.118 Acres  
Parcel 1

Description of a parcel of land situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 96, (Section 21), Athens City, Athens Township, Athens County, Ohio, and being more fully described as follows:

Being all of the lands of James F. Scott III, a Family Trust referenced in a deed of Official Record Book 512, pages 1538-1539 as Parcel 1.

Commencing at a point at the Southeast corner of Farm Lot 100, and being a corner of Farm Lot 96; Thence S84°50'34"E 210.00 feet to a point in the center of State Route 56 at Station 614+55.0;

Thence N29°39'12"E 685.19 feet to a point in the center of State Route 56;

Thence S60°15'35"E 60.00 feet to an iron pin found at the southwest corner of (Spero 442/1591);

Thence N29°44'25"E 35.33 feet along the east right-of-way of State Route 56 to an iron pin found at the northwest corner of (Spero 442/1591);

Thence N29°44'25"E 40.33 feet along the east right-of-way of State Route 56 to an iron pin found at the point of beginning of the tract herein described;

- 1.) Thence N29°44'25"E 40.33 feet along the east right-of-way of State Route 56 to an iron pin set;
- 2.) Thence S60°15'35"E 133.96 feet along a common boundary to (Scott 512/1538) and (Roclet 503/196) to an iron pin found;
- 3.) Thence S46°57'41"W 27.56 feet along a common boundary to Scott 512/1538) and (Ohio University 67/407) to an iron pin found;
- 4.) Thence S44°25'35"W 14.48 feet along said common boundary to an iron pin found;
- 5.) Thence N60°15'35"W 122.13 feet along a common boundary to (Scott 512/1538 Parcel 1), and (Scott 512/1538 Parcel 2) to the point of beginning containing a total of 0.118 acres.

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

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

Basis of bearings used was of a prior deed Official Record 512, pages 1538-1539.

Iron Pin Set was a #5 rebar length of 30 inches capped NEWMAN 8043.

Charles T. Newman  
Charles T. Newman  
Professional Registered Surveyor 8043  
66 Elmwood Place  
Athens, Ohio 45701  
November 3, 2016



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

NOV 04 2016

Jill Thompson  
Athens County Auditor

Legal Description: Pre-Approval  
**APPROVED**  
All interests are subject to  
Priority of Mortgage and other

1/1/2018

Person  
County Addition



*Charles T. Newman*

BY: Brenda Withrow  
DATE: 11/3/16

Exhibit A  
0.108 Acres  
Parcel 2

Description of a parcel of land situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 96, (Section 21), Athens City, Athens Township, Athens County, Ohio, and being more fully described as follows:

Being all of the lands of James F. Scott III, a Family Trust referenced in a deed of Official Record Book 512, pages 1538-1539 as Parcel 2.

Commencing at a point at the Southeast corner of Farm Lot 100, and being a corner of Farm Lot 96; Thence S84°50'34"E 210.00 feet to a point in the center of State Route 56 at Station 614+55.0;

Thence N29°39'12"E 685.19 feet to a point in the center of State Route 56;

Thence S60°15'35"E 60.00 feet to an iron pin found at the southwest corner of (Spero 442/1591);

Thence N29°44'25"E 35.33 feet along the east right-of-way of State Route 56 to an iron pin found at the northwest corner of (Spero 442/1591) and being the point of beginning of the tract herein described;

- 1.) Thence N29°44'25"E 40.33 feet along the east right-of-way of State Route 56 to an iron pin found;
- 2.) Thence S60°15'35"E 122.13 feet along a common boundary to (Scott 512/1538. Parcel 1) and (Scott 512/1538 Parcel 2) to an iron pin found;
- 3.) Thence S44°25'35"W 41.69 feet along a common boundary to Scott 512/1538) and (Ohio University 67/407) to an iron pin found;
- 4.) Thence N60°15'35"W 111.56 feet along a common boundary to (Scott 512/1538 Parcel 2), and (Spero 442/1591) to the point of beginning containing a total of 0.108 acres.

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

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

Basis of bearings used was of a prior deed Official Record 512, pages 1538-1539.

Charles T. Newman  
Charles T. Newman  
Professional Registered Surveyor 8043  
66 Elmwood Place  
Athens, Ohio 45701  
November 3, 2016



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

NOV 04 2016

Jill Thompson  
Athens County Auditor





C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413



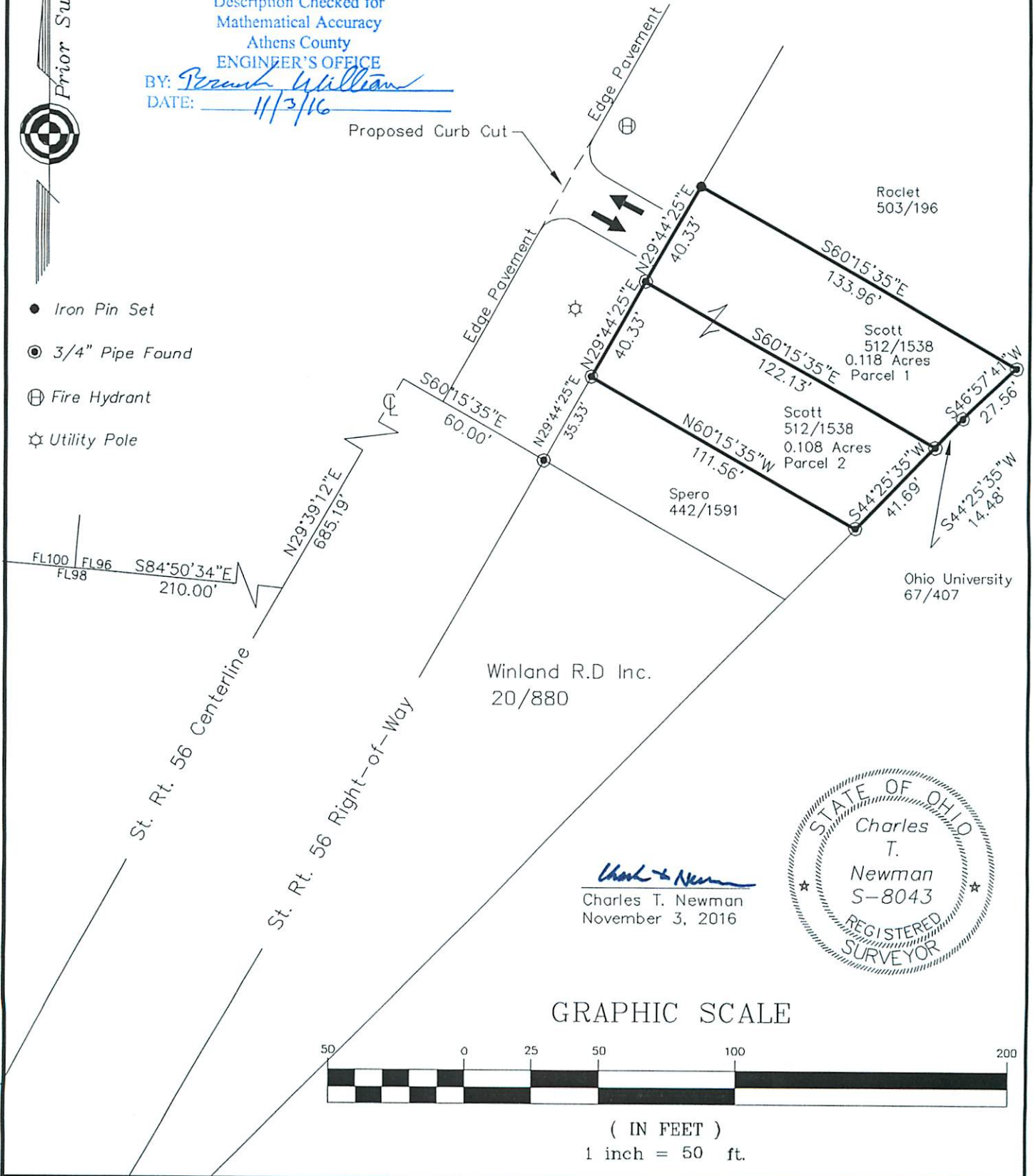
- Iron Pin Set
- ⊙ 3/4" Pipe Found
- ⊕ Fire Hydrant
- ☆ Utility Pole

Plat of Survey of 0.1183 Acres and 0.1082 Acres  
 Situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 96, (Section 21)  
 Athens City, Athens Township, Athens County, Ohio.  
 Being all of the lands of James F. Scott III Trustee  
 Official Record Book 512, pages 1538-1539

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Perce Williams  
 DATE: 11/3/16

Proposed Curb Cut



Charles T. Newman  
 Charles T. Newman  
 November 3, 2016



GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.