

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Peramb Williams  
DATE: 3/18/16

MAR 25 2016

Exhibit A  
0.142 ACRES

Jill Thompson  
Athens County Auditor

Description of a tract of land situate Ohio Company Purchase, Range 14, Town 9, Lease Lot 108, Section 23, Athens Township, Athens County, Ohio, and being more fully described as follows:

Being all the lands deeded to Joshua Phipps, and being recorded in Athens County Official Record Book 433, pages 2660-2661.

Commencing at a point on the south line of said Lease Lot 108, and being the northeast corner of Lease Lot 107;

Thence N06°04'59"E 107.27 feet to an iron pin set;

Thence N06°04'59"E 107.27 feet to an iron pin found;

Thence N69°22'33"W 499.40 feet to an iron pin set;

Thence N69°22'33"W 125.00 feet to an iron pin set at the point of beginning of the tract herein described;

1.) Thence S29°00'00"W 38.90 feet along a common boundary to Joshua Phipps 433-2660, and William Martin 372-2498 to an iron pin set;

2.) Thence N75°56'41"W 120.95 feet along a common boundary to Joshua Phipps, and NDS Properties 423-686 to an iron pin found capped ODOT;

3.) Thence N26°23'49"E 51.94 feet along the east right-of-way of State Route 682 to a railroad spike found;

4.) Thence S75°53'25"E 123.36 feet along a common boundary to Joshua Phipps, and Lowell Vance 184-769 to a 1 inch pipe found at the base of a wooden fence post;

5.) Thence S29°00'00"W 13.50 feet along a common boundary to Joshua Phipps, and John Reeves 104-955 to the point of beginning containing a total of 0.142 acres.

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

Being subject to all prior easements, rights-of-way, and covenants of record.

Iron Pins set are 30 inch length of number 5 rebar capped NEWMAN PS-8043

All bearings are relative to ODOT right-of-way.

Survey completed by Charles T. Newman, Registered Professional Surveyor 8043 on March 17, 2016.

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



C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

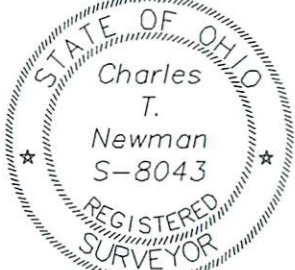
740-594-1884  
FAX 740-594-9413

LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°00'00"W	38.90
L2	N75°56'41"W	120.95
L3	N26°23'49"E	51.94
L4	S75°53'25"E	123.36
L5	S29°00'00"W	13.50

Plat of Survey of 0.142 Acres  
Situating in Section 23, Lease Lot 108  
Town 9, Range 14, Athens Township  
Athens County, Ohio  
Surveyed March 2016 for:  
Joshua Phipps

SR-682 ROW

*Charles T. Newman*  
Charles T. Newman PS



Description Checked for  
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BY: *Frank Williams*  
DATE: 3/18/16

- △ Railroad Spike Found
- Iron Pin Found
- Iron Pin Set

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

