

94.995 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 5, Range 12, Fraction 30 and Fraction 32, Auditor's Sections 21 and 27, Carthage Township, Athens County, Ohio and being more fully described as follows:

Being deeded to Michael D. Whitnabe and Cowan W. Whitnabe,
Official Record Book 560, pages 1349-1352, First Tract.

Beginning at an iron pin set at the northwest corner of said Fraction 30;

- 1.) Thence $S01^{\circ}25'11''W$ 1045.44 feet along a common boundary to Whitnabe 560-1349 and Allen 522-892 to a notched stone found;
- 2.) Thence $S89^{\circ}08'33''E$ 1462.93 feet along said common boundary to an iron pin set, passing iron pins set at 1122.45 feet, and 1350.09 feet;
- 3.) Thence $S01^{\circ}14'44''W$ 1829.65 feet along a common boundary to Whitnabe 560-1349, Allen 522-892 and Allen 477-1010, to an iron pin found, passing an iron pin set at 193.38 feet, and passing an iron pin found at 1208.12 feet;
- 4.) Thence $N89^{\circ}20'07''W$ 96.28 feet along a common boundary to Whitnabe 560-1349 and Ringer 291-1958 to a point in the center of Rodehaver Road, County Road 57, passing an iron pin set at 66.28 feet;
- 5.) Thence $N24^{\circ}45'28''W$ 126.60 feet to a point in the center of County Road 57;
- 6.) Thence $N35^{\circ}28'41''W$ 417.24 feet to a point in the center of County Road 57;
- 7.) Thence $N42^{\circ}01'48''W$ 106.51 feet to a point in the center of County Road 57;
- 8.) Thence $N58^{\circ}30'13''W$ 51.18 feet to a point in the center of County Road 57 and being the northwest corner of a 5.157 acre survey;
- 9.) Thence $N58^{\circ}30'13''W$ 319.60 feet to a point in the center of County Road 57;
- 10.) Thence $N58^{\circ}12'28''W$ 87.94 feet to a point in the center of County Road 57 Bridge;
- 11.) Thence $N66^{\circ}16'39''W$ 60.09 feet to a point in the center of County Road 57;
- 12.) Thence $N83^{\circ}05'12''W$ 53.26 feet to a point in the center of County Road 57;
- 13.) Thence $S84^{\circ}38'11''W$ 62.66 feet to a point in the center of County Road 57;
- 14.) Thence $S78^{\circ}05'54''W$ 184.49 feet to a point in the center of County Road 57;
- 15.) Thence $S84^{\circ}55'54''W$ 220.70 feet to a point in the center of County Road 57;
- 16.) Thence $N83^{\circ}18'00''W$ 50.53 feet to a point in the center of County Road 57;
- 17.) Thence $N68^{\circ}23'28''W$ 48.61 feet to a point in the center of County Road 57;
- 18.) Thence $N56^{\circ}54'50''W$ 62.68 feet to a point in the center of County Road 57;
- 19.) Thence $N45^{\circ}17'52''W$ 262.94 feet to a point in the center of County Road 57;
- 20.) Thence $N48^{\circ}45'02''W$ 105.84 feet to a point in the center of County Road 57;
- 21.) Thence $N57^{\circ}32'02''W$ 75.51 feet to a point in the center of County Road 57;

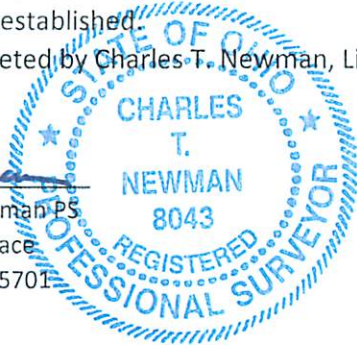
- 22.) Thence N67°31'04"W 83.09 feet to a point in the center of County Road 57;
- 23.) Thence N75°34'24"W 83.48 feet to a point in the center of County Road 57;
- 24.) Thence N77°07'30"W 330.96 feet to a point in the center of County Road 57;
- 25.) Thence N72°46'12"W 69.42 feet to a point in the center of County Road 57;
- 26.) Thence N62°05'27"W 64.51 feet to a point in the center of County Road 57;
- 27.) Thence N54°54'30"W 54.68 feet to a point in the center of County Road 57;
- 28.) Thence N45°27'45"W 57.33 feet to a point in the center of County Road 57;
- 29.) Thence N33°37'57"W 68.05 feet to a point in the center of County Road 57;
- 30.) Thence N21°50'24"W 70.32 feet to a point in the center of County Road 57;
- 31.) Thence N14°47'27"W 54.76 feet to a railroad spike set in the center of County Road 57;
- 32.) Thence N37°41'05"E 62.66 feet to an iron pin found in an old roadbed;
- 33.) Thence N10°37'00"W 912.78 feet along a common boundary to Whitnabe 560-1349 and Funk 545-1685 to an iron pin found;
- 34.) Thence N39°08'00"E 575.52 feet along said common boundary to a notched stone found;

- 35.) Thence S89°07'00"E 1039.05 feet along a common boundary to Whitnabe 560-1349 and St. Angelo 519-1060 to the point of beginning containing a total of 94.995 acres.

Acreage of 52.163 are in Fraction 32
 Acreage of 42.832 are in Fraction 30

Plat of Survey is attached herewith and made a part thereof.
 Subject to all easements, rights-of-way, and covenants and agreements of record.
 All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"
 Basis of bearings : Denoted north line of Fraction 30 being an assumed bearing where a true meridian has not been established.
 Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 30, 2020.

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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert W. Williams*
 DATE: 12/2/20

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

DEC 04 2020

Jill Thompson
 Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of **94.995 Acres** (First Tract)
Situatae Ohio Company Purchase, Town 5, Range 12, Fraction 30 and Fraction 32,
Auditor's Sections 21/27, Carthage Township, Athens County, Ohio.

Plat of Survey of **5.157 Acres** (Second Tract)
Situatae Ohio Company Purchase, Town 5, Range 12, Fraction 30,
Auditor's Section 21, Carthage Township, Athens County, Ohio.

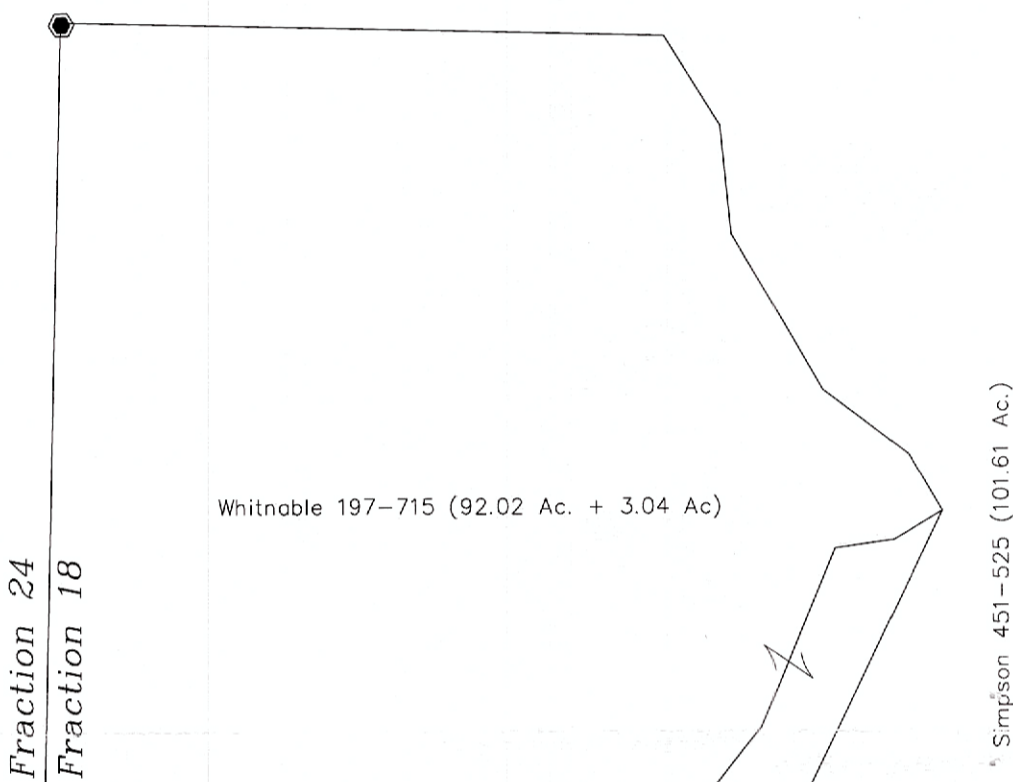
Deeded to Michael D. Whitnoble and Cowan W. Whitnoble
Official Record Book 560, pages 1349-1352.
Being all of the First Tract and Second Tract.



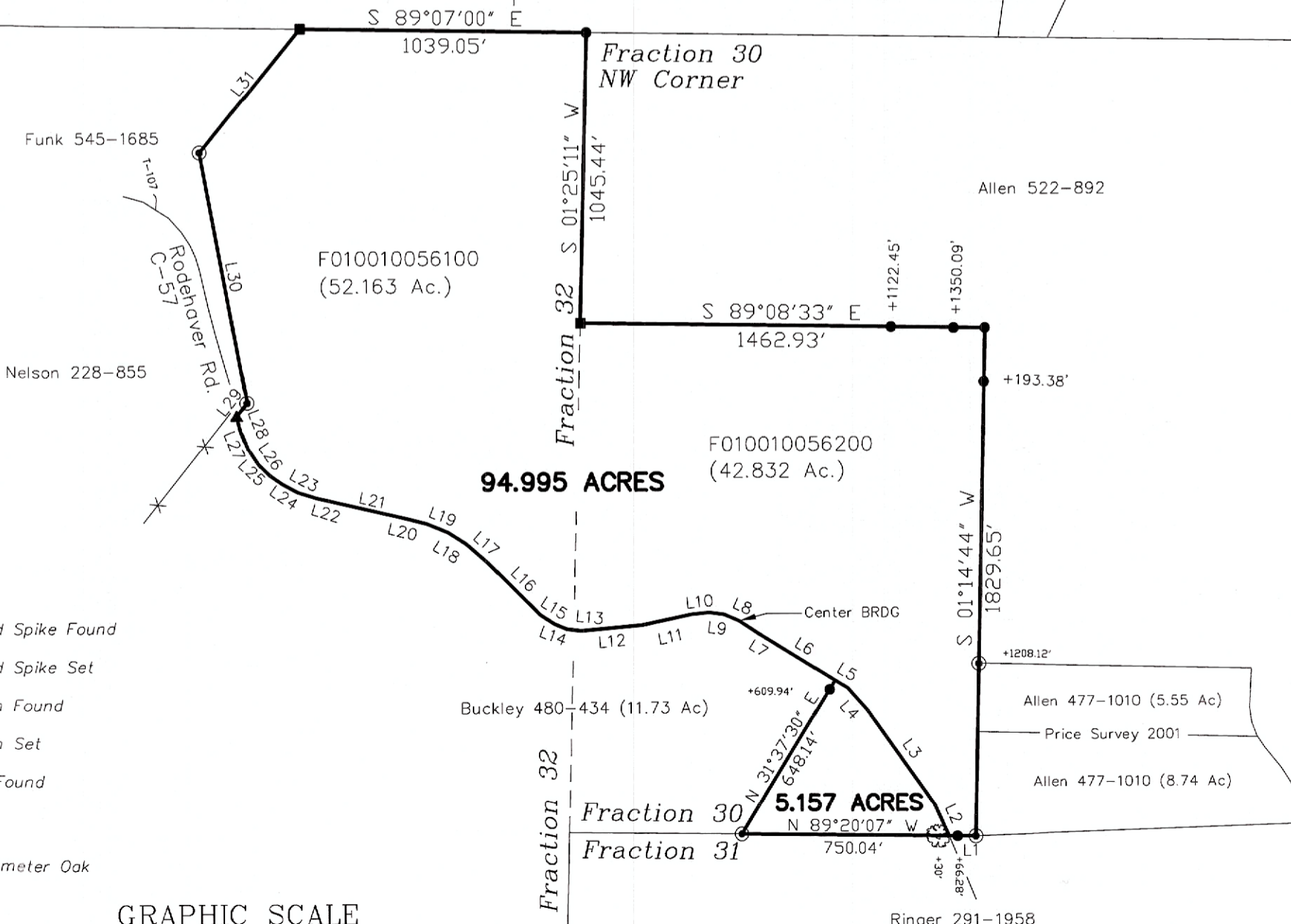
Charles T. Newman
Charles T. Newman
Surveyed 11/30/2020

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perkins Williams*
DATE: *12/1/20*

LINE	BEARING	LENGTH
L1	N89°20'07"W	96.28'
L2	N24°45'28"W	126.60'
L3	N35°28'41"W	417.24'
L4	N42°01'48"W	106.51'
L5	N58°30'13"W	51.18'
L6	N58°30'13"W	319.60'
L7	N58°12'28"W	87.94'
L8	N66°16'39"W	60.09'
L9	N83°05'12"W	53.26'
L10	S84°38'11"W	62.66'
L11	S78°05'54"W	184.49'
L12	S84°55'54"W	220.70'
L13	N83°18'00"W	50.53'
L14	N68°23'28"W	48.61'
L15	N56°54'50"W	62.68'
L16	N45°17'52"W	262.94'
L17	N48°45'02"W	105.84'
L18	N57°32'02"W	75.51'
L19	N67°31'04"W	83.09'
L20	N75°34'24"W	83.48'
L21	N77°07'30"W	330.96'
L22	N72°46'12"W	69.42'
L23	N62°05'27"W	64.51'
L24	N54°54'30"W	54.68'
L25	N45°27'45"W	57.33'
L26	N33°37'57"W	68.05'
L27	N21°50'24"W	70.32'
L28	N14°47'27"W	54.76'
L29	N37°41'05"E	62.66'
L30	N10°37'00"W	912.78'
L31	N39°08'00"E	575.52'



St. Angelo 519-1060 (81Ac)



- ▲ Railroad Spike Found
- ▲ Railroad Spike Set
- Iron Pin Found
- Iron Pin Set
- Stone Found
- Post
- ⊗ 60" Diameter Oak

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.