

Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

AUG 12 2015

Jill Thompson  
Athens County Auditor

Exhibit A  
Description of 2.059 Acres  
Second Tract

Description of a parcel of land situate Ohio Company Purchase, Town 10N, Range 14W, Dover Township, Section 18, Athens County, Ohio, and being more fully described as follows:

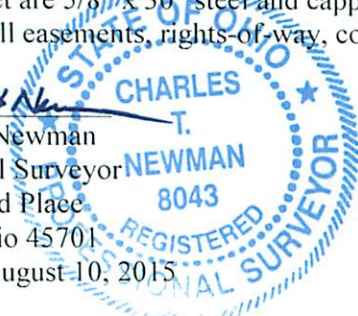
Being a part of the lands deeded to Rebecca Trace and William Cartwright, and recorded in Official Record Book 503, pages 1032-1033, and being all of that part of the Second Tract of said deed.

Commencing at a point, said point being the calculated northwest corner of said Section 18 as described in deed record book 380, page 533, record survey Archie Stanley, S-6345;  
Thence S82°28'46"E 1400.00 feet to an iron pin found, passing an iron pin found at 1338.07 feet;  
Thence S08°15'00"W 322.48 feet to an iron pin found on the south line of abandoned Kanawha and Michigan Railway, and being the point of beginning of the tract herein described, and passing an iron pin found at 259.22 feet on the north line of abandoned Kanawha and Michigan Railway;

- 1.) Thence S05°57'29"W 317.87 feet along a line that is common to First Tract, and Second Tract of said deed 503/1032, to a point in the center of State Route 685, and passing an iron pin set at 284.09 feet;
- 2.) Thence N56°41'25"W 61.52 feet to a point in the center of State Route 685;
- 3.) Thence N65°37'08"W 86.50 feet to a point in the center of State Route 685;
- 4.) Thence N70°02'03"W 206.23 feet to a point in the center of State Route 685;
- 5.) Thence N20°02'32"E 272.79 feet along a common line to (Cartwright and Trace 503/1032) and (Hogsett 340/337) to an iron pin set on the south line of abandoned Kanawha and Michigan Railway, passing an iron pin set at 20.00 feet;
- 6.) Thence S75°51'32"E 48.11 feet along a common line to (Cartwright and Trace 503/1032) and (Stanley 86/234) along the south line of said abandoned railway to a point;
- 7.) Thence continuing along the south line of said railway, and said common lines, along a curve to the right having a radius of 1080.08 feet, and a length of 227.80 feet, chord bears S72°31'36"E, chord length 227.38 feet to the point of beginning containing 2.059 acres.

Prior Deed Referenced: Athens County Official Record Book 503, pages 1032-1033  
Iron Pins Set are 5/8" x 30" steel and capped "NEWMAN 8043"  
Subject to all easements, rights-of-way, covenants, and agreements of record.

*Charles T. Newman*  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701  
Surveyed August 10, 2015



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Dave E. S.W.*  
DATE: 8/11/15

Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

AUG 12 2015

Exhibit A  
Description of 1.635 Acres  
First Tract

Jill Thompson  
Athens County Auditor

Description of a parcel of land situate Ohio Company Purchase, Town 10N, Range 14W,  
Dover Township, Section 18, Athens County, Ohio, and being more fully described as follows:

Being a part of the lands deeded to Rebecca Trace and William Cartwright, and recorded in Official  
Record Book 503, pages 1032-1033, and being all of that part of the First Tract of said deed;

Commencing at a point, said point being the calculated northwest corner of said Section 18, described in  
deed record book 380, page 533, record survey Archie Stanley, S-6345;

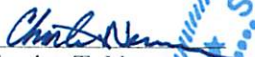
Thence S82°28'46"E 1400.00 feet to an iron pin found, passing an iron pin found at 1338.07 feet;  
Thence S08°15'00"W 322.48 feet to an iron pin found on the south line of abandoned Kanawha and  
Michigan Railway, and being the point of beginning of the tract herein described, passing an iron pin  
found at 259.22 feet on the north line of abandoned Kanawha and Michigan Railway;

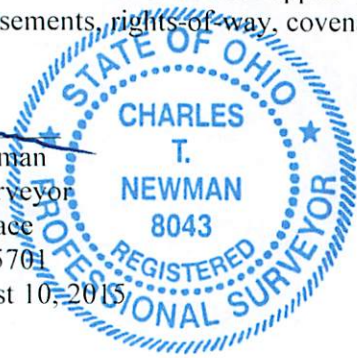
- 1.) Thence S58°58'26"E 261.15 feet along a common line to (Cartwright and Trace 503/1032) and  
(Stewart 504/858) to an iron pin found;
- 2.) Thence S12°40'27"W 324.00 feet along a common line to (Cartwright and Trace 503/1032),  
(Stewart 504/858), and (Zimmerman 254/40) to a point in the center of State Route 685, passing an iron  
pin found at 168.00 feet, and an iron pin set at 290.87 feet;
- 3.) Thence N52°13'57"W 134.74 feet to a point in the center of State Route 685;
- 4.) Thence N56°41'25"W 94.75 feet to a point in the center of State Route 685;
- 5.) Thence N05°57'29"E 317.87 feet along a common line to First Tract and Second Tract of said deed  
OR 503/1032, to the point of beginning, passing an iron pin set at 33.76 feet, and containing 1.635 acres.

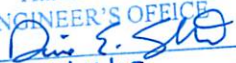
Prior Deed Referenced: Athens County Official Record Book 503, pages 1032-1033

Iron Pins Set are 5/8" x 30" steel and capped "NEWMAN 8043"

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

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701  
Surveyed August 10, 2015



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 8/11/15



C. TIM NEWMAN  
Professional Surveyor

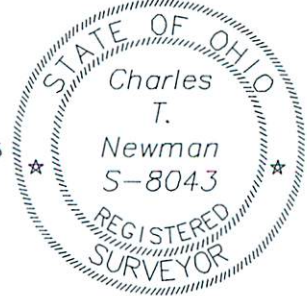
66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

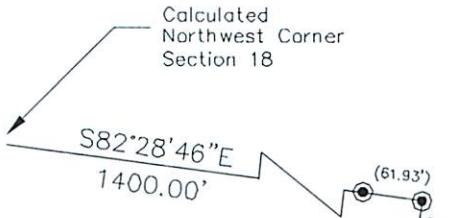
**Plat of Survey of 2.059 acres, and 1.635 acres  
Sitate Ohio Company Purchase, Town 10N, Range 14W,  
Section 18, Dover Township, Athens County, Ohio  
Deed referenced: Official Record Book 503, Pages 1032-1033**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

*Charles T. Newman*  
Charles T. Newman  
Surveyed August 10, 2015

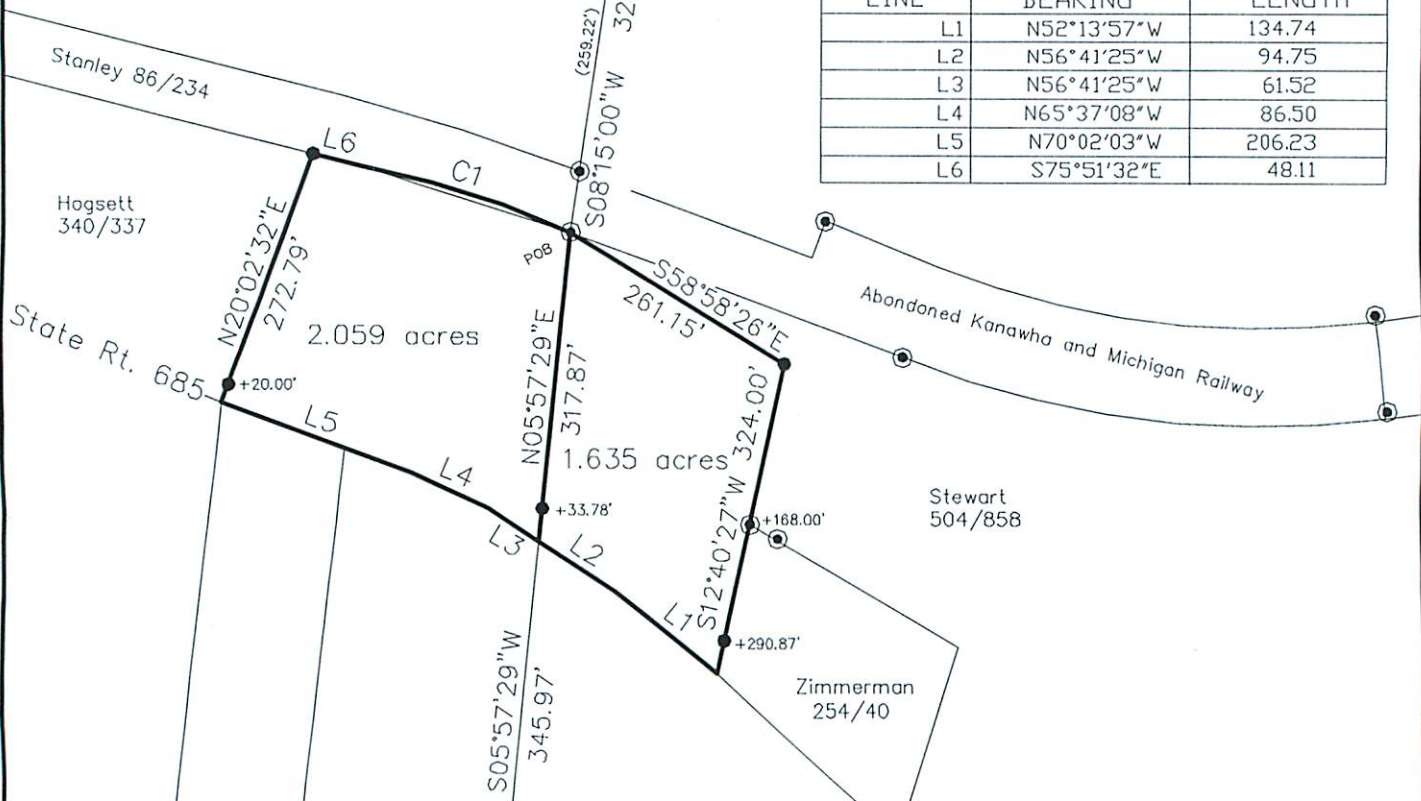


BY: *Doris E. Smith*  
DATE: 8/11/15



CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	1080.08	227.80

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°13'57"W	134.74
L2	N56°41'25"W	94.75
L3	N56°41'25"W	61.52
L4	N65°37'08"W	86.50
L5	N70°02'03"W	206.23
L6	S75°51'32"E	48.11



GRAPHIC SCALE

⊙ = Iron Pin Found  
● = Iron Pin Set



( IN FEET )  
1 inch = 200 ft.