

Re-Survey of Lands owned by Tax Ease Funding 2016-1 REO LLC, in Glouster, Ohio

Situated in the State of Ohio, County of Athens, Township of Trimble, Town of Glouster, Section 15, and being a part of Fractional Section 6, Township 11, Range 14, Ohio Company Lands, and being all of the lands presently owned by Tax Ease Funding 2016-1 REO LLC, as per Official Record 573, Page 580, Parcel Two, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at a one inch square iron bar with an "x" in top, at the southwest corner of Fraction 6, Section 15, Township 11, Range 14, Ohio Company Lands;

Thence along the Fraction Line between Fraction 36, and 6, and the east line of lands presently owned by George Winfrey,(no deed record found), North 03 degrees 12 minutes 50 seconds East, 376.04 feet to an iron pin set on the south line of the former New York Central Railroad;

Thence along the south lines of said Railroad the following three courses:

- 1.) On a curve to the left with a delta angle of 1 degrees 52 minutes 17 seconds, an arc length of 32.82 feet, a radius of 1004.93 feet, and a chord which bears North 56 degrees 18 minutes 52 seconds East, 32.82 feet to an iron pin set;
- 2.) On a curve to the left with a delta angle of 6 degrees 14 minutes 27 seconds, an arc length of 161.46 feet, a radius of 1482.39 feet, and a chord which bears North 45 degrees 43 minutes 04 seconds East, 161.39 feet to an iron pin set;
- 3.) North 58 degrees 34 minutes 10 seconds East, 37.31 feet to a point, on the west line of Lot Ten, (Parcel Two of OR 573-580), of Samuel Peaches Subdivision, (Envelope 144A, Page 45), from which an iron pin set bears North 55 degrees 20 minutes 35 seconds West, 25.17 feet;

Thence along the west line of said Lot, South 55 degrees 20 minutes 35 seconds East, 182.62 feet to an point in the centerline of Oak Street, passing an iron pin set at 172.95 feet;

Thence along the centerline of said street the following two courses:

- 1.) South 40 degrees 06 minutes 24 seconds West, 81.90 feet to a point;
- 2.) South 40 degrees 30 minutes 33 seconds West, 82.17 feet to a point on the northwest corner of lands presently owned by Beverlee L. Simons, (OR 378-325);

Thence along the west line of said Simon lands, South 46 degrees 38 minutes 28 seconds East, 210.90 feet to an iron pin found, (5/8 in. rebar), on the northwest line of lands presently owned by Jason L. Simons, (OR 355-533), passing an iron pin found,(1.25" dia. pin), at 10.50 feet;

Thence along the northwest line of said Simon lands, South 50 degrees 41 minutes 12 seconds West, 209.14 feet to an iron pin found, (1.25" dia. pin), on the northeast corner of lands presently owned by Gregory T. Maish, (OR 443-2044), and the south line of Fraction 6;

Thence along the north line of said Maish lands, and the Fraction line, South 85 degrees 10 minutes 37 seconds West, 232.20 feet to the principal place of beginning, containing 3.08 acres, more or less, and being all of Auditor's Parcel Number M04-001-000-59-00.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations.

This description is written based on a field survey completed Sept. 17, 2021 by Jack D. Newcome, Reg. No. 7321

Jack D. Newcome 9-21-21
Jack D. Newcome, Reg. No. 7321 Date



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

OCT 06 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Priscilla Pittman
DATE: 10/6/21

SITUATED IN:

State of Ohio, County of Athens, Township of Trimble, Section 15, and being part of Fractional Section 6, Township 11, Range 14, Ohio Company Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North as per GPS observations.

REFERENCES

All Official and Deed Records shown on this plat, and Samuel Peach's Subdivision Plat, Envelope 144A Pg. 45.

PARCEL NO.

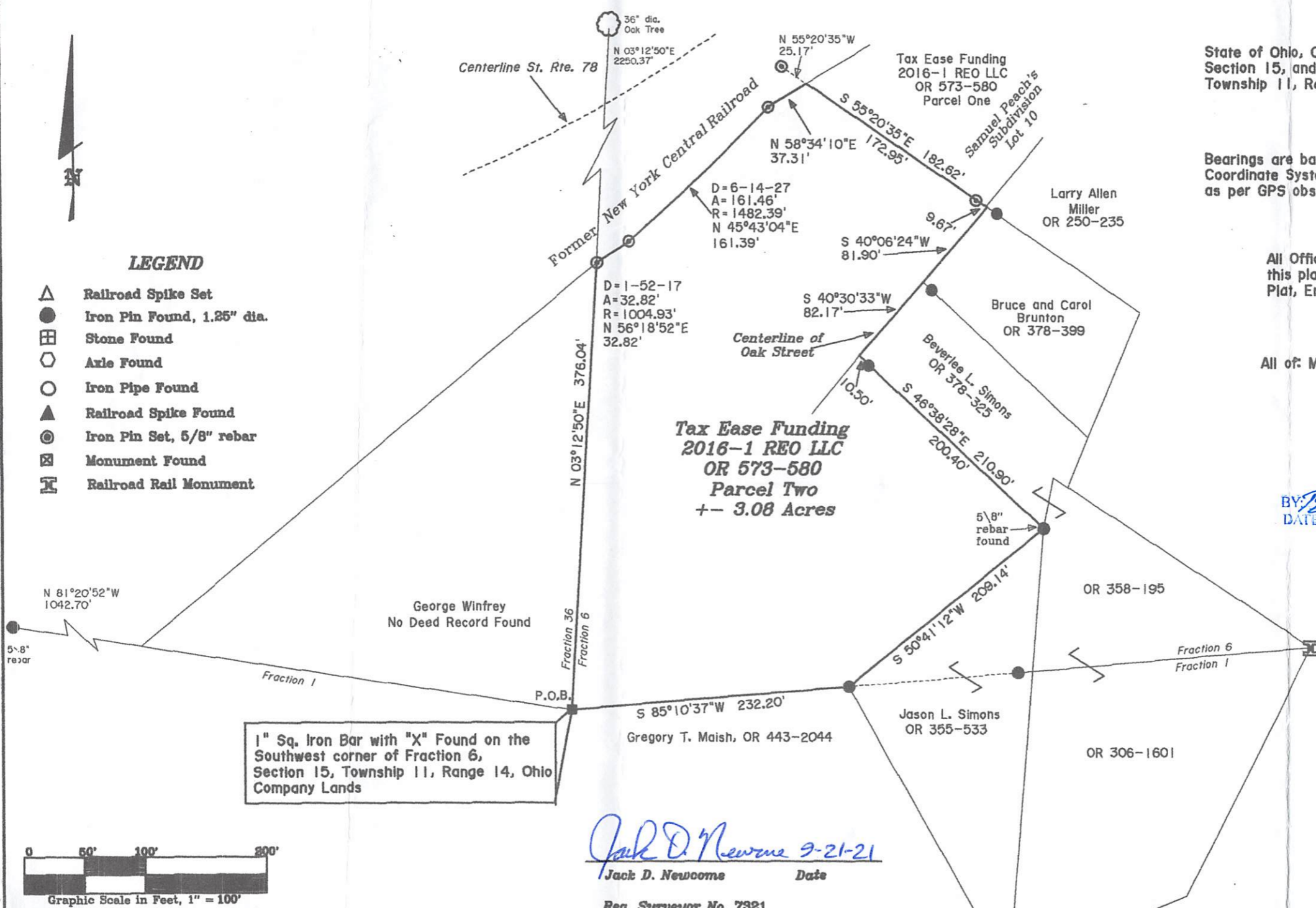
All of: M04-001-000-59-00 +- 3.08 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Priscilla Miller*
DATE: 9/21

LEGEND

- △ Railroad Spike Set
- Iron Pin Found, 1.25" dia.
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found
- ⊞ Railroad Rail Monument



1" Sq. Iron Bar with "X" Found on the Southwest corner of Fraction 6, Section 15, Township 11, Range 14, Ohio Company Lands

Jack D. Newcome 9-21-21
Jack D. Newcome Date

Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

