

5.785 ACRES
Tract 1

"Exhibit A" - Page 1 of 4
(Plus Plat Map)

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15, Fraction 5, Lee Township, Section 10, Athens County, Ohio, and being more fully described as follows:
Being a part of the lands deeded to the Snider Family Trust, Official Record Book 512, pages 2240-2241.

Beginning at an iron pin found at said southeast corner of said Fraction 5;
Thence N00°53'58"W 585.68 feet to an iron pin set at the point of beginning of the tract herein described

- 1.) Thence S82°51'26"W 556.72 feet to an iron pin set;
- 2.) Thence N80°31'17"W 825.04 feet to a point in the center of New Marshfield Road, Township Rd. 15, passing an iron pin set at 775.04 feet;
- 3.) Thence N07°00'54"W 94.58 feet to a point in the center of Township Rd. 15;
- 4.) Thence N89°15'44"E 1375.04 feet along a common boundary to Cotterill 537-2208, Dillon 115-247 and Hidden Valley 501-1366 to a number 5 rebar found, passing a number 5 rebar at 21.34 feet;
- 5.) Thence S00°53'58"E 178.24 feet along a common boundary to Costanzo 50-537 to the point of beginning containing a total of 5.785 acres.
Acreages of 0.582 acres are in parcel H010010047201 and 5.165 acres are in parcel H010010047200.

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 East boundary of Fraction 5
A True Meridian has not been determined.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 19, 2021


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



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

MAR 24 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara W. Wilcox
DATE: 3/24/21

6.062 ACRES

Tract 2

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15, Fraction 5, Lee Township, Section 10, Athens County, Ohio, and being more fully described as follows: Being a part of the lands deeded to the Snider Family Trust, Official Record Book 512, pages 2240-2241.

Beginning at an iron pin found at the southeast corner of said Fraction 5;

- 1.) Thence N52°02'38"W 764.64 feet to an iron pin set;
- 2.) Thence S86°16'14"W 151.48 feet to an iron pin set;
- 3.) Thence N84°13'48"W 611.88 feet to a point in the center of New Marshfield Road, Township Rd. 15, passing an iron pin set at 561.88 feet;
- 4.) Thence N05°29'33"W 130.89 feet to a point in the center of Township Road 15;
- 5.) Thence S80°31'17"E 825.04 feet to an iron pin set, passing an iron pin set at 50.00 feet;
- 6.) Thence N82°51'26"E 556.72 feet to an iron pin set;
- 7.) Thence S00°53'58"E 585.68 feet along a common boundary to Costanzo 50-537 to the point of beginning containing a total of 6.062 acres.

Acreages of 0.897 are in parcel H010010047201 and 5.165 acres are in parcel H010010047200.

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


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

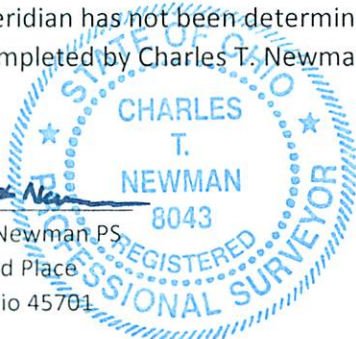
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted East boundary to Fraction 5

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 19, 2021.

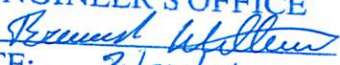

Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Legal Description Pre-Approval
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MAR 24 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/24/21

5.639 ACRES

Tract 3

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15, Fraction 5, Lee Township, Section 10, Athens County, Ohio, and being more fully described as follows: Being a part of the lands deeded to the Snider Family Trust, Official Record Book 512, pages 2240-2241.

Beginning at an iron pin found at the southeast corner of said Fraction 5;

- 1.) Thence S88°59'06"W 745.79 feet along a common boundary to Shrider 520-1284 to an iron pin set;
- 2.) Thence N01°00'54"W 423.38 feet to an iron pin set;
- 3.) Thence N84°13'48"W 607.29 feet to a point in the center of New Marshfield Road, Township Rd. 15, passing an iron pin set at 557.29 feet;
- 4.) Thence N06°07'52"W 51.10 feet to a point in the center of Township Road 15;
- 5.) Thence S84°13'48"E 611.88 feet to an iron pin set, passing an iron pin set at 50.00 feet;
- 6.) Thence N86°16'14"E 151.48 feet to an iron pin set;
- 7.) Thence S52°02'38"E 764.64 feet to the point of beginning containing a total of 5.639 acres.

Acreages of 0.374 acres are in parcel H010010047201 and 5.265 acres are in parcel H010010047200.

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 East boundary to Fraction 5

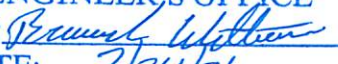
A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 19, 2021.


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



Legal Description Pre-Approval
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Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/24/21

MAR 24 2021

Jill Thompson
Athens County Auditor

6.024 ACRES

Tract 4

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15, Fraction 5, Lee Township, Section 10, Athens County, Ohio, and being more fully described as follows: Being a part of the lands deeded to the Snider Family Trust, Official Record Book 512, pages 2240-2241.

Commencing at an iron pin found at the southeast corner of said Fraction 5; Thence S88°59'06"W 745.79 feet to the point of beginning of the tract herein described;

- 1.) Thence S88°59'06"W 534.51 feet along a common boundary to Shrider 520-1284 to a point in the center of New Marshfield Road, Township Rd. 15, passing an iron pin found capped "Highland" at 511.62 feet;
- 2.) Thence N10°43'29"W 176.87 feet to a point in the center of Township Road 15;
- 3.) Thence N11°05'09"W 115.05 feet to a point in the center of Township Road 15;
- 4.) Thence N06°07'52"W 208.34 feet to a point in the center of Township Road 15;
- 5.) Thence S84°13'48"E 607.29 feet to an iron pin set, passing an iron pin set at 50.00 feet;
- 6.) Thence S01°00'54"E 423.38 feet to the point of beginning containing a total of 6.024 acres.

Acreages of 3.160 acres are in parcel H010010047201 and 2.864 acres are in parcel H010010047200.

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


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

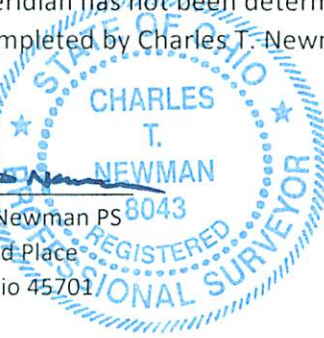
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted East boundary to Fraction 5

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on September 21, 2020.


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




Legal Description Pre-Approval
APPROVED
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MAR 24 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/24/21

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

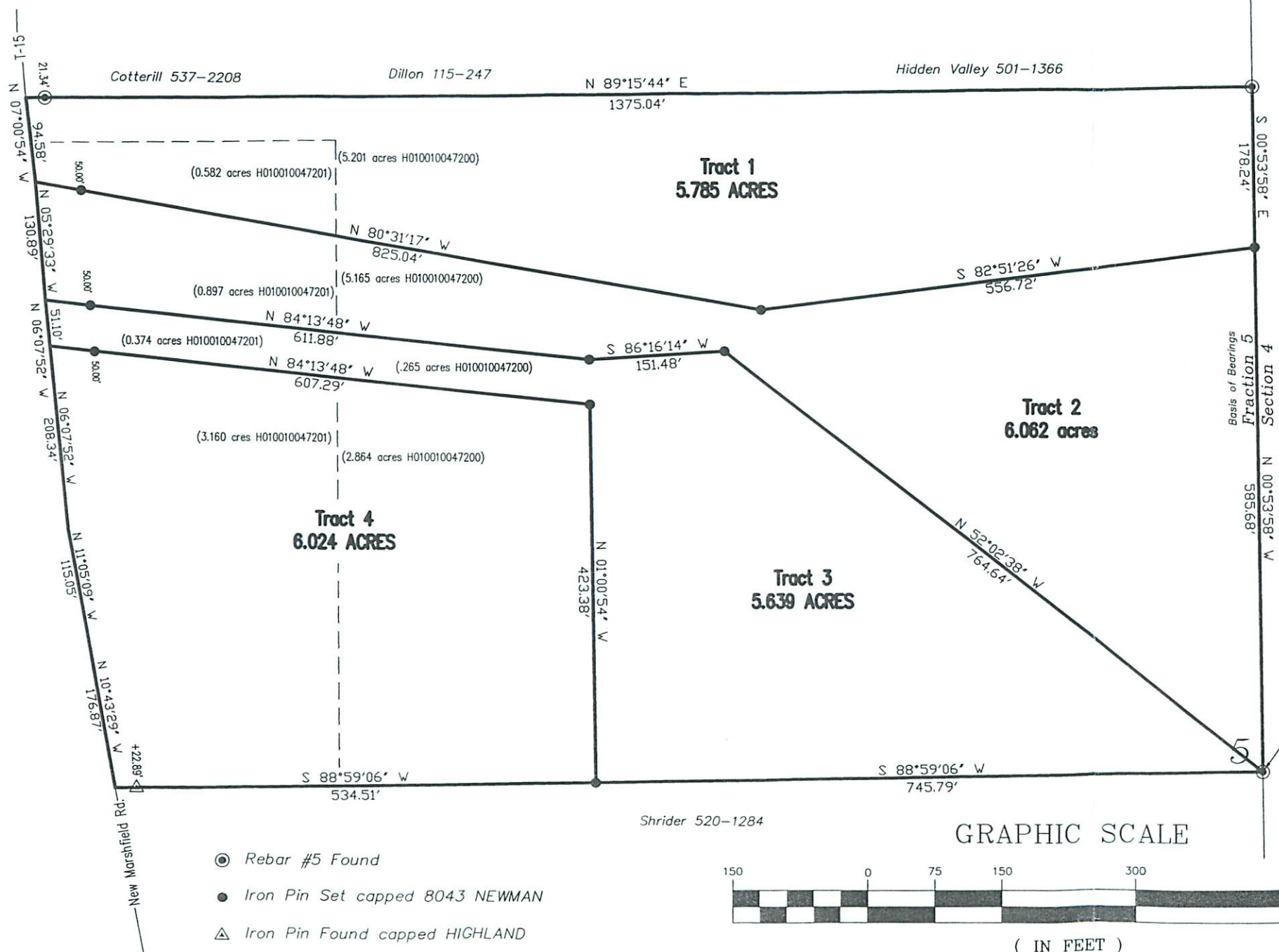
Plat of Survey of (4) Tracts
Situate Ohio Company Purchase, Town 10, Range 15, Fraction 5,
Lee Township, Section 10, Athens County, Ohio.
Deeded to the Snider Family Trust, Official Record Book 512, pages 2240-2241.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bryan W. Miller*
DATE: 3/24/21



Charles T. Newman
Charles T. Newman
Surveyed 3/19/2021



- ⊙ Rebar #5 Found
- Iron Pin Set capped 8043 NEWMAN
- △ Iron Pin Found capped HIGHLAND



GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

