

Tract 1
35.886 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Sections 18, York Township, Athens County, Nelsonville, Ohio.

Deeded to: Steven M. Bishop and Jane M. Bishop, Official Record 425, pages 2228-2229.

Commencing at a stone found at the southeast corner of said Section 18;

Thence N85°51'44"W 841.37 feet to a point;

Thence N04°18'36"E 1367.19 feet to a point in the center of Burr Oak Boulevard, State Route 78, and being the southeast corner of the above parent tract, and the point of beginning of the tract herein described;

- 1.) Thence S69°57'11"W 54.91 feet along the center of State Route 78 to a point;
- 2.) Thence N12°15'36"W 186.38 feet, (passing an iron pin set at 50.00 feet) over the lands of the parent tract to an iron pin set, and continuing over the lands of the parent tract for the next (5) courses;
- 3.) Thence N08°28'00"W 156.13 feet to an iron pin set;
- 4.) Thence N36°09'06"W 100.65 feet to an iron pin set;
- 5.) Thence N45°48'35"W 164.38 feet to an iron pin set;
- 6.) Thence N81°40'00"W 250.15 feet to an iron pin set;
- 7.) Thence S21°28'21"W 337.13 feet to an iron pin set;
- 8.) Thence N63°04'49"W 96.12 feet along a common boundary to Runyon 618-2326 to an iron pin found capped LPG 6344;
- 9.) Thence N63°04'49"W 448.18 feet along said common boundary to an iron pin found capped LPG 6344;
- 10.) Thence N53°04'46"W 466.43 feet, (passing an iron pin found at 98.00 feet capped LPG 6344) along said common boundary to an iron pin found capped LPG 6344;
- 11.) Thence N04°24'56"E 729.71 feet, (passing both an ODOT monument found at 138.00 feet, and a two-inch diameter square steel tubing found at 701.90 feet) along a common boundary to both ODOT 426-666, and Maccombs 527-1970 to a U.S.A. Forest Department monument found;
- 12.) Thence S85°51'44"E 1572.60 feet (passing a 1.5-inch diameter pipe found at 713.55 feet) along a common boundary to both U.S.A. 179-203, and Bookman 362-290 to a two-inch diameter square steel tubing found;
- 13.) Thence S04°18'36"W 997.68 feet along a common boundary to Bookman 339-509 to an iron pin found capped LPG 6344;
- 14.) Thence S24°07'24"W 131.12 feet along a common boundary to First Choice Properties 519-1117 to an iron pin found capped Swoyer;
- 15.) Thence S11°11'06"W 91.13 feet along said common boundary to an iron pin set;
- 16.) Thence S77°53'36"E 55.65 feet along said common boundary to an iron pin set;
- 17.) Thence S04°22'21"W 161.67 feet (passing an iron pin set at 111.66 feet) along said common boundary to the point of beginning containing a total of 35.886 acres.

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


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

Subject to an ingress and egress easement as referenced in O.R. 478-1337.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043


Basis of bearings: NAD 83 Ohio-South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 14, 2025.


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



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: 
DATE: 4/22/25

APR 22 2025

Jill Davidson
Athens County Auditor

Bishop Tract 1
Ingress and Egress Easement

Situate Ohio Company Purchase, Town 12, Range 15, Section 18,
York Township, Athens County, Nelsonville, Ohio.

Survey of an ingress and egress easement over the real estate deeded to:
Steven M. Bishop, and Jane M. Bishop, Official Record 425, pages 2228-2229,
and more fully described as follows:

Being a twenty feet wide easement, and being ten feet left, and ten feet right of the following described
centerline courses;

Beginning at a point in the center of State Route 78, Burr Oak Blvd., said beginning point being
S69°57'19"W 121.57 feet from the southeast corner of the parent tract O.R. 425, pages O.R. 2228-2229;

A.) Thence N08°38'41"W 96.24 feet over an existing driveway and culvert to a point in the center of said
existing driveway;

B.) Thence N20°15'36"W 21.57 feet to a point in the center of said existing driveway;

C.) Thence N32°23'10"E 99.74 feet leaving said existing driveway to Tract 1 (35.886 acres), to a point,
said point being the terminus of said easement.


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

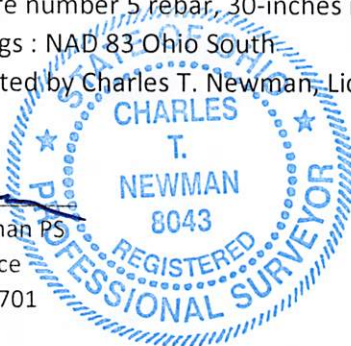
Subject to an ingress/egress easement reserved to Cunningham 478-1337.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 28, 2025.


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

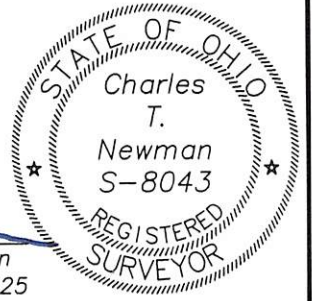


C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

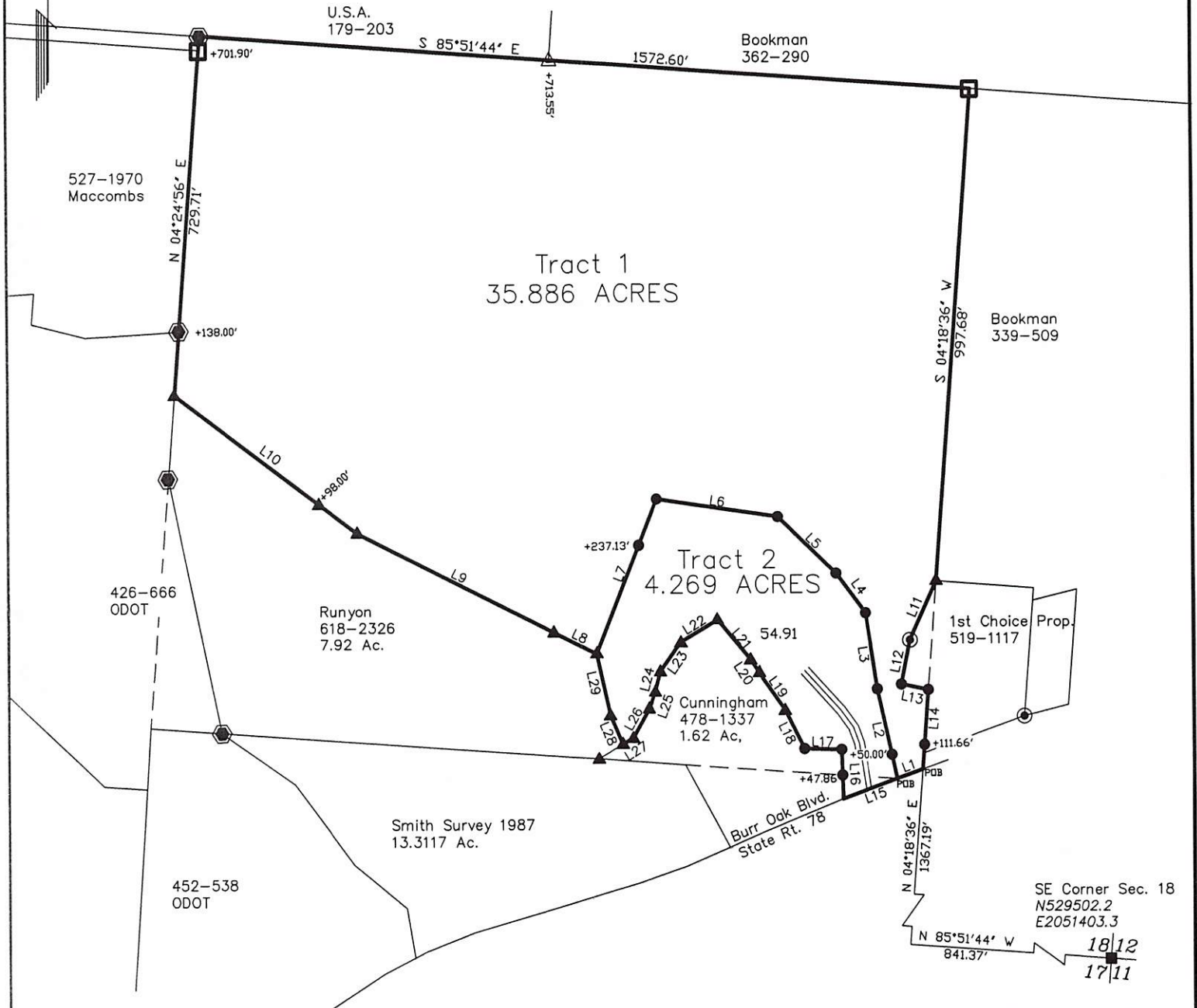
740-594-1884
740-591-5269

Plat of Survey of (2) Tracts
Situate Ohio Company, Town 12, Range 15, Section 18,
York Township, Athens County, Nelsonville, Ohio.
Deeded to: Steven M. Bishop and Jane M. Bishop,
Official Record 425, pages 2228-2229.



Charles T. Newman
Charles T. Newman
Surveyed March 2025

Basis of Bearings: NAD83 Ohio South
Deeds and Prior Surveys reviewed as noted on Plat



- Iron 2-inch square tubing found
- △ Iron Pipe Found 1.5" OD
- ▲ Iron Pin Found capped LPG 6344
- ⊙ Iron Pin Found capped Swoyer
- Iron Pin Set capped Newman
- Stone Found
- ⊕ Monument Found ODOT or Forest Service

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 4/22/25

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°57'11"W	54.91'
L2	N12°15'36"W	186.38'
L3	N08°28'00"W	156.13'
L4	N36°09'06"W	100.65'
L5	N45°48'35"W	164.38'
L6	N81°40'00"W	250.15'
L7	S21°28'21"W	337.13'
L8	N63°04'49"W	96.12'
L9	N63°04'49"W	448.18'
L10	N53°04'46"W	466.43'
L11	S24°07'24"W	131.12'
L12	S11°11'06"W	91.13'
L13	S77°53'36"E	55.65'
L14	S04°22'21"W	161.67'
L15	S69°57'19"W	116.96'
L16	N01°53'12"W	100.07'
L17	N88°42'22"W	75.09'
L18	N25°58'16"W	88.00'
L19	N34°45'56"W	90.82'
L20	N32°46'52"W	33.50'
L21	N39°39'46"W	104.44'
L22	S59°05'18"W	88.18'
L23	S35°02'30"W	72.26'
L24	S14°27'51"W	42.35'
L25	S20°20'02"W	37.65'
L26	S29°21'26"W	67.50'
L27	S59°03'42"W	24.83'
L28	N23°00'11"W	64.03'
L29	N12°18'16"W	127.38'