

10.00 Acres
(A)

Description of a tract of land situate Ohio Company Purchase, Town 6, Range 12, Fraction 17 and Fraction 23, Auditor's Section 22, Rome Township, Athens County, Ohio. Being deeded to Tracy Skellett and Gary Norris, Official Record Book 462, pages 289-290, and being a part of the First Tract and Second Tract.

Commencing at an iron pin found at the southeast corner of said Fraction 17;
Thence S89°24'14"W 1764.72 feet along the south boundary of Fraction 17 to an iron pin set in a small stream, (passing a stone found at 977.67 feet);
Thence N21°40'56"E 1491.70 feet to an iron pin set, passing an iron pin set at 66.34 feet;
Thence S89°38'23"W 600.54 feet to an iron pin set;
Thence N00°21'37"W 227.10 feet to a point in a creek and being the point of beginning of the tract herein described;

- 1.) Thence S89°38'23"W 644.18 feet over the lands of Skellett/Norris 462-289 to an iron pin set;
- 2.) Thence N00°21'37"W 789.35 feet over said lands to a point in the center of Township Road 231, passing an iron pin set at 749.35 feet;
- 3.) Thence N35°16'41"E 44.74 feet to a point in Township Road 231;
- 4.) Thence N52°18'26"E 73.31 feet to a point in the center of Township Road 231;
- 5.) Thence N85°09'04"E 23.65 feet to a point in the center of Township Road 231;
- 6.) Thence S59°10'04"E 30.75 feet to a point in the center of Township Road 231;
- 7.) Thence S32°39'41"E 46.83 feet to a point in the center of Township Road 231;
- 8.) Thence S20°48'14"E 89.02 feet to a point in the center of Township Road 231;
- 9.) Thence S31°12'28"E 58.04 feet to a point in the center of Township Road 231;
- 10.) Thence S46°03'09"E 46.58 feet to a point in the center of Township Road 231;
- 11.) Thence S63°55'18"E 54.34 feet to a point in the center of Township Road 231;
- 12.) Thence S73°55'14"E 65.00 feet to a point in the center of Township Road 231;
- 13.) Thence S79°07'54"E 68.68 feet to a point in the center of Township Road 231;
- 14.) Thence S83°20'34"E 145.40 feet to a point in the center of Township Road 231;
- 15.) Thence S81°15'48"E 68.93 feet to a point in the center of Township Road 231;
- 16.) Thence S00°21'37"E 566.12 feet, passing iron pins set at 14.40 feet and 408.99 feet to the point of beginning containing a total of 10.00 acres.

There are 8.553 acres in Fraction 17, and 1.447 acres in Fraction 23.


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

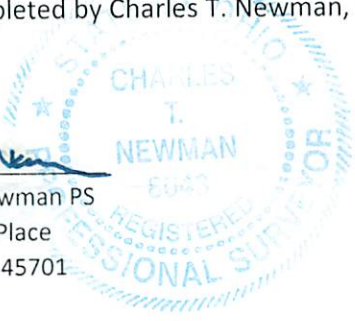
Subject to all easements, rights-of-way, and covenants and agreements of record.

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


Basis of bearings : Denoted east line of Fraction 23

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 14, 2020.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/16/20

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

DEC 18 2020

Jill Thompson
Athens County Auditor

Exhibit A

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 168.704 acres divided into (4) Tracts,
Situat Ohio Company Purchase, Town 6, Range 12,
Fraction 17 and Fraction 23, Auditor's Section 22,
Rome Township, Athens County, Ohio.
Being deeded to Tracy Skellett and Gary Norris,
Official Record Book 462, pages 289-290, and
being all of the lands of the First Tract and the Second Tract.
Tax Parcels K010010059200 and K010010059100

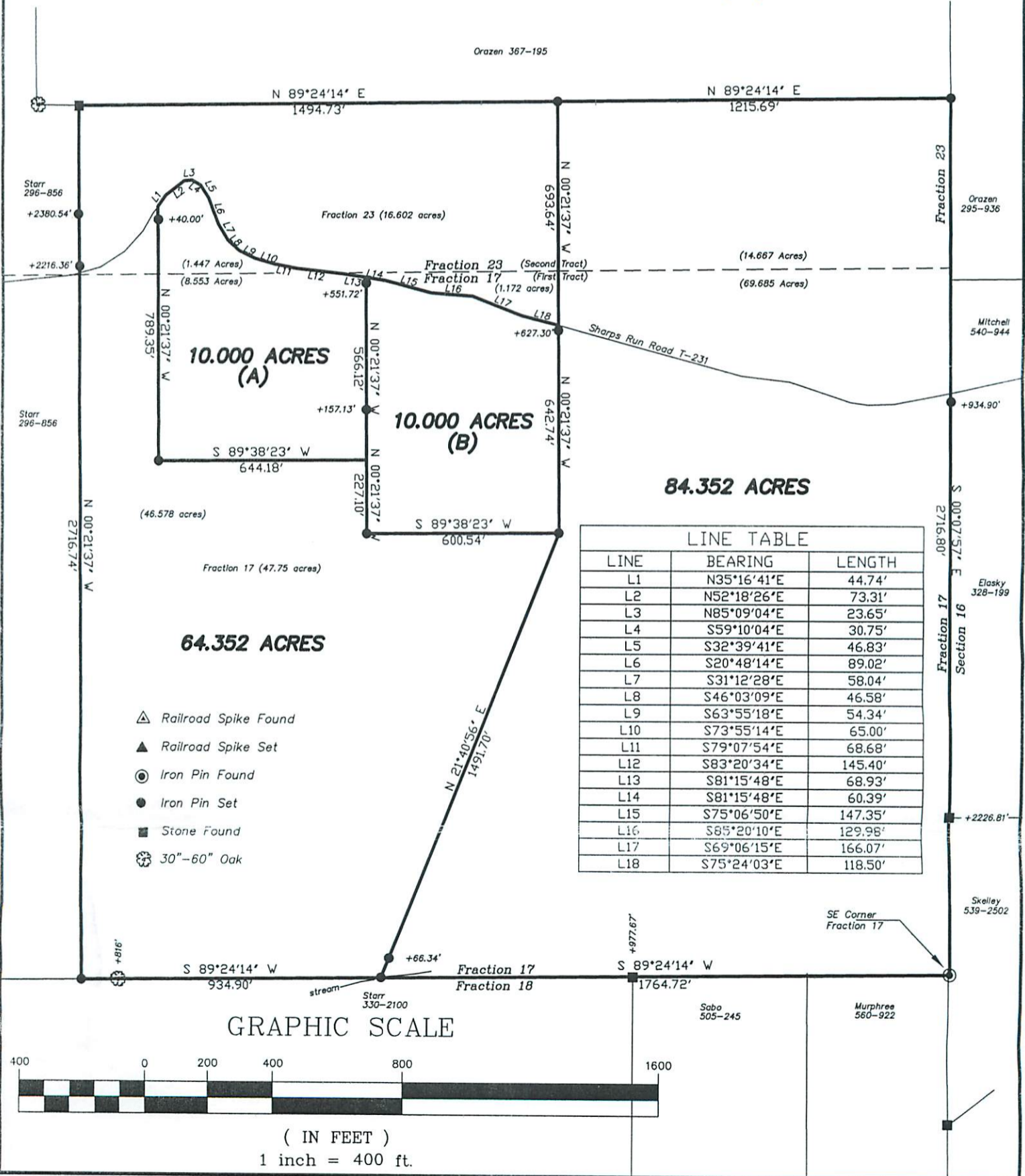


Charles T. Newman
Charles T. Newman
Surveyed December 2020

Basis of Bearings:
Denoted east boundary of Fraction 17
A True Meridian has NOT been determined

Prior Surveys:
County Survey 1872 Bk. 4/258
W.E. Peters Survey 1888 Bk. 5/62
S. H. Hibbard Survey 1901 Bk. 6-396
Cannon Land Surveying 2002
Whaley Survey 1975

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Beauchamp* *McClain*
DATE: 12/16/26



LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°16'41"E	44.74'
L2	N52°18'26"E	73.31'
L3	N85°09'04"E	23.65'
L4	S59°10'04"E	30.75'
L5	S32°39'41"E	46.83'
L6	S20°48'14"E	89.02'
L7	S31°12'28"E	58.04'
L8	S46°03'09"E	46.58'
L9	S63°55'18"E	54.34'
L10	S73°55'14"E	65.00'
L11	S79°07'54"E	68.68'
L12	S83°20'34"E	145.40'
L13	S81°15'48"E	68.93'
L14	S81°15'48"E	60.39'
L15	S75°06'50"E	147.35'
L16	S85°20'10"E	129.98'
L17	S69°06'15"E	166.07'
L18	S75°24'03"E	118.50'

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.