Description Checked for Mathematical Accuracy Athens County

1.198 ACRES

BY: 6 2.8 C

Description of a tract of land situate Ohio Company Purchase, Town 5, Range 11, Fraction 36, Section 15, Troy Township, Athens County, Ohio, and being more fully described as follows:

Deeded to Hollie Fox and Jack Fox,

Official Record Book 517, pages 183-184.

Commencing at the southeast corner of said Fraction 36, and being the same southeast corner of Fraction 36 as surveyed by Mulryan in 2008.

Thence N43°51′58″W 1927.76 feet to an iron pin found in the center of Cincinnati Ridge Road, T-172 and being the point of beginning of the parcel herein described;

- 1.) Thence N87°44′10″W 225.25 feet along a common boundary to Simpson 523-469 and Fox 517-183, passing iron pins set at 27.50 feet and 195.25 feet to a point in the center of Banshee Road, T-172A;
- 2.) Thence N17°36′36″W 381.78 feet to a point in the center Banshee Road and the center of Cincinnati Ridge Road, T-172;
- 3.) Thence S55°53'47"E 34.26 feet to an iron pin found in the center of Cincinnati Ridge Road;
- 4.) Thence S62°50'36"E 58.66 feet to a point in the center of Cincinnati Ridge Road;
- 5.) Thence S53°19'03"E 37.73 feet to a point in the center of Cincinnati Ridge Road;
- 6.) Thence S45°32′19″E 69.54 feet to a point in the center of Cincinnati Ridge Road;
- 7.) Thence S39°05'28"E 87.90 feet to an iron pin found in the center of Cincinnati Ridge Road;
- 8.) Thence S35°11'21"E 50.17 feet to a point in the center of Cincinnati Ridge Road;
- 9.) Thence S31°07'45"E 115.65 feet to a point in the center of Cincinnati Ridge Road;
- 10.) Thence S37°15′25″E 59.47 feet the point of beginning containing a total of 1.198 acres.

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 Cincinnati Ridge of a previous survey.

A True Meridian has not been determined.

Charles T Newman PS WMAN

66 Elmwood Place Athens, Ohio 4570 0

HARLES

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 10, 2020.

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

AUG 1 4 2020

Jill Thompson Athens County Auditor

