

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul Williams
DATE: 3/29/17

Exhibit A
0.505 Acres
Parcel 1

Description of an existing parcel of land situate Ohio Company Purchase, Town 12, Range 15, Fraction 25, Section 20, York Township, Athens County, Ohio, and being more fully described as follows:

Being all of the lands referenced in a deed to Tracy Ratliff as Parcel 1, recorded in Official Record Book 387, pages 462-463.

Commencing at a stone found at the northeast corner of said Fraction 25;
Thence S03°54'15"W 1333.87 feet to a point;
Thence N61°07'03"W 346.35 feet to the a point in the center of Township Road 269,
Thence N59°50'21"W 303.36 feet to a point in the intersection of County Road 1, and Township Road 269;
Thence N20°54'23"W 349.48 feet to a point in the center of County Road 1;
Thence N20°54'23"W 166.50 feet to a point in the center of County Road 1,
and being the point of beginning of the parcel herein described;

- 1.) Thence N20°54'23"W 76.82 feet to a point in the center of County Road 1;
- 2.) Thence N37°32'21"E 199.67 feet along a common boundary to (Ratliff 387-462) and (Cosner 509-1458) to an iron pin found, passing an iron pin set at 47.86 feet;
- 3.) Thence S32°03'54"E 153.14 feet along a common boundary to (Ratliff 387-462) and (Cagg 420-2115) to an iron pin found;
- 4.) Thence S60°15'19"W 202.19 feet (passing an iron pin set at 135.65 feet) along a common boundary to (Ratliff's Parcel 1), and (Ratliff's Parcel 3) to the point of beginning containing a total of 0.505 acres.

Plat of survey is attached herewith and made a part thereof.
Subject to all easements, rights-of-way, covenants and agreements of record.
Iron Pins Set are number 5 rebar of 30 inch length and capped NEWMAN 8043.

Charles T. Newman
Charles T. Newman
Professional Registered Surveyor 8043
66 Elmwood Place
Athens, Ohio 45701
March 29, 2017



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

MAR 30 2017

Jill Thompson
Athens County Auditor

Easement A

Easement of 20 Feet in Width for Ingress and Egress


Description of an easement situate Ohio Company Purchase, Town 12, Range 15, Fraction 25, Section 20, York Township, Athens County, Ohio.

Said easement is for right-of-way purposes over the lands of Tracy Ratliff as referenced in Athens County Official Record Book 387 , Pages 462-463.

Commencing at the northeast corner of said Fraction 25 (Section 20) of York Township;
Thence S03°54'15"W 1333.87 feet to a point;
Thence N61°07'03"W 346.35 feet to a point in the center of Township Road 269;
Thence N 59°50'21"W 303.36 feet to a point in the center of Township Road 269;
Thence N20°54'23"W 349.48 feet to a point in the center of County Road 1;
Thence N20°54'23"W 166.50 feet to a point in the center of County Road 1;
Thence N20°54'23"W 62.83 feet to a point in the center of County Road 1, and being the point of beginning of easement, and being along an existing driveway, and being twenty feet in width, and being ten feet on either side of the following described centerline:

- 1.) Thence N66°32'05"W 39.90 feet to a point;
- 2.) Thence S46°46'11"E 31.52 feet to a point, said point being the terminus of said easement.

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


Charles T. Newman
Professional Surveyor S-8043
66 Elmwood Place
Athens, Ohio 45701
March 20, 2017

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
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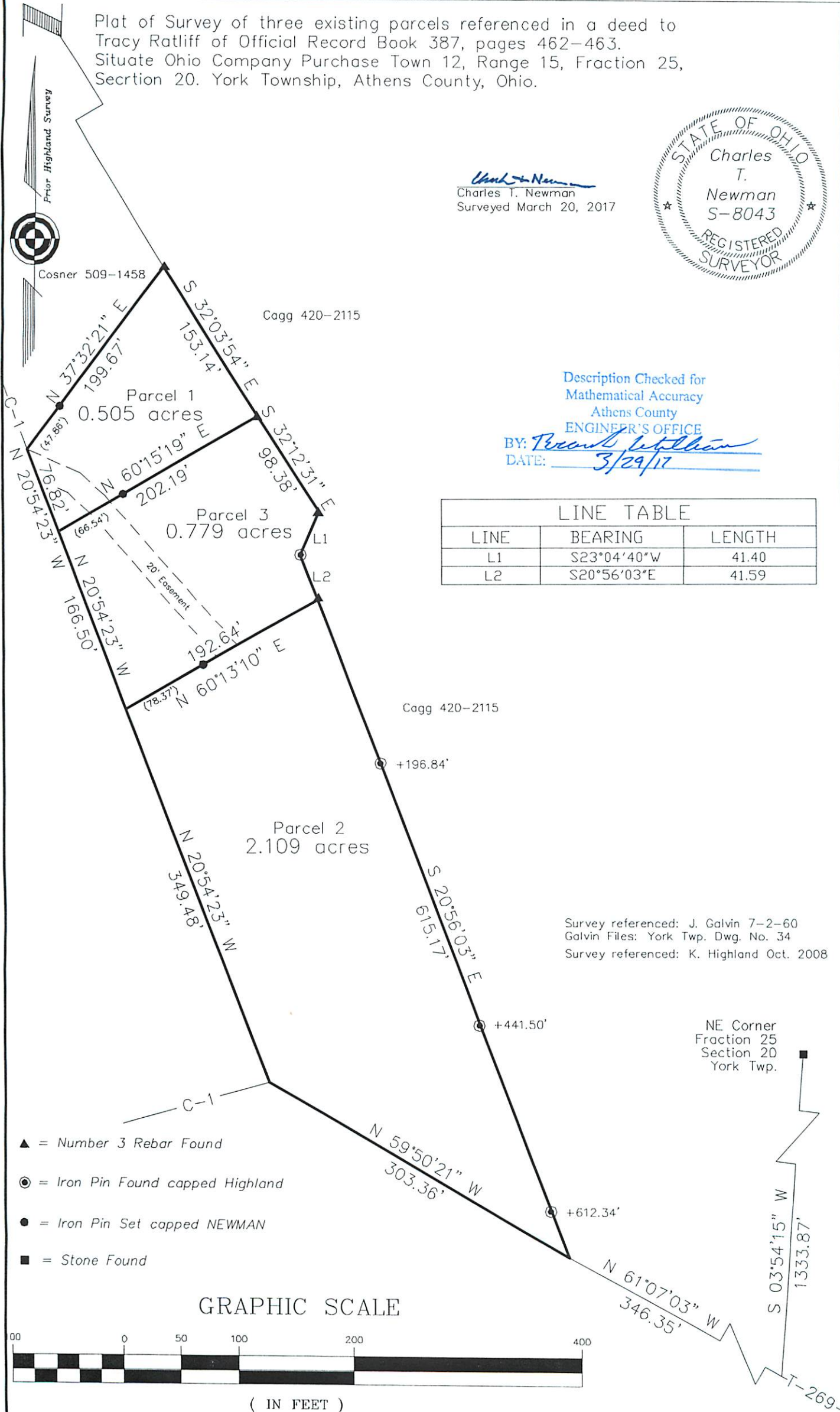
Plat of Survey of three existing parcels referenced in a deed to Tracy Ratliff of Official Record Book 387, pages 462-463. Situate Ohio Company Purchase Town 12, Range 15, Fraction 25, Section 20. York Township, Athens County, Ohio.



Charles T. Newman
Charles T. Newman
Surveyed March 20, 2017

Description Checked for
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BY: *Robert L. Williams*
DATE: 3/29/17

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°04'40"W	41.40
L2	S20°56'03"E	41.59



Survey referenced: J. Galvin 7-2-60
Galvin Files: York Twp. Dwg. No. 34
Survey referenced: K. Highland Oct. 2008