

LEGAL DESCRIPTION OF 5.083 ACRE
PARCEL 1

Situated in Lease Lot 4, Section 10, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a found stone at the northeast corner of Lease Lot 4; thence on an assumed bearing along the east line of said Lease Lot 4 and the east line of said Section 10

South 01°48'03" West a distance of 1,483.78 feet

passing a found stone 1173.01 feet and a set iron pin at 1,278.40 feet to a set iron pin on the west line of a 47.69 Acre Tract of William C. Martin (214-650 O.R. and 261-952 O.R.) on the east line of a 15.345 Acre Tract of Debra McAdoo (426-2386 O.R.) and said set iron pin is **THE TRUE POINT OF BEGINNING;**

thence continuing along east line of Lease Lot 4 and the east line of said Section 10 and along the west line of William C. Martin (214-650 O.R. and 261-952 O.R.) and the east line of Debra McAdoo (426-2386 O.R.)

South 01°48'03" West a distance of 298.41 feet

to an iron pin reset on the west line of William C. Martin (214-650 O.R. and 261-952 O.R.) at the southeast corner of Debra McAdoo (426-2386 O.R.); thence along the west line of William C. Martin (214-650 O.R. and 261-952 O.R.) and the south line of Debra McAdoo (426-2386 O.R.)

South 47°14'35" West a distance of 443.40 feet

(passing through an iron pin set at 424.86 feet) to a point in Athens County Road 21 at the southwest corner of William C. Martin (214-650 O.R. and 261-952 O.R.) and the southwest corner of Debra McAdoo (426-2386 O.R.); thence along said road and along the west line of Debra McAdoo (426-2386 O.R.) the following three bearings and distances:

North 36°28'52" West a distance of 223.15 feet a point; thence

North 38°23'17" West a distance of 201.50 feet a point ; thence

North 47°27'32" West a distance of 138.99 feet a point;

thence leaving said road on a new line through the land of Debra McAdoo (426-2386 O.R.)

North 76°25'05" East a distance of 715.15 feet

(passing through a set iron pin at feet 25.47 feet) **to the point of beginning and containing 5.083 acres** and being part of land described in Volume 426 Page 2386 of the Athens County Deed Records.

Note #1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed "TOM TRANTINA RLS-8320"

Note #2) All calls for adjoining properties cited above and all deeds shown in parenthesis are given to fulfill mandatory County Auditor and Engineer's requirements and do not necessarily imply an acceptance of their content or their seniority.

The above description was prepared under the supervision of Thomas Coady Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by him dated December 17, 2022.

Subject to all deeds and right of ways, reservations, restrictive & protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in County, Ohio.

The basis of bearing for the above described survey is South 83°29'39" East between two found stones as shown on Line 20 on the plat showing this parcel and as determined in previous surveys by Leonard F. Swoyer R.P.L.S. #6765.

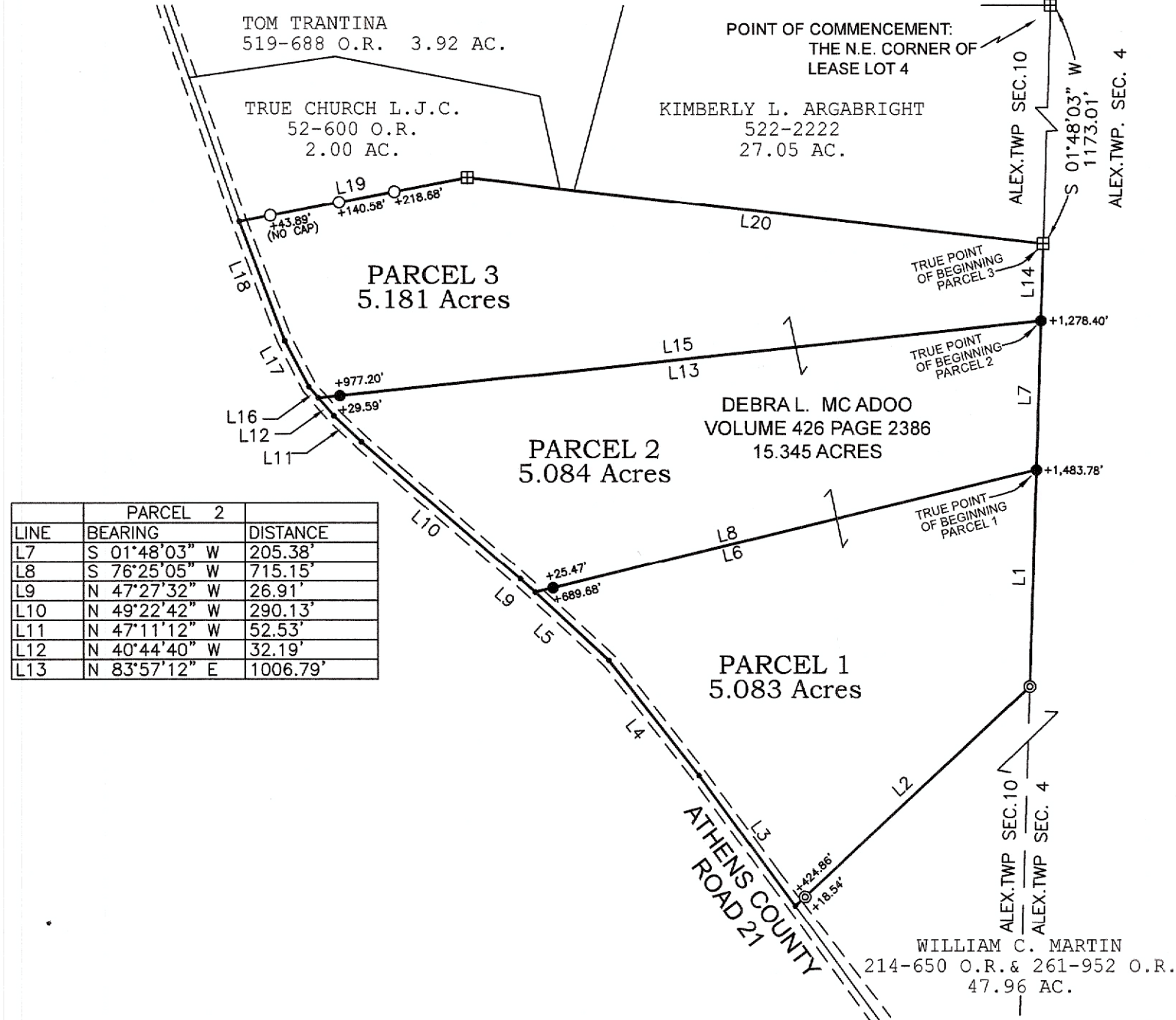
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 21 2022

Jill Thompson
Athens County Auditor

THOMAS COADY TRANTINA, P.L.S. #8320
3428 PLEASANT HILL RD. ATHENS, OH. 45701
PHONE: 740-517-2497

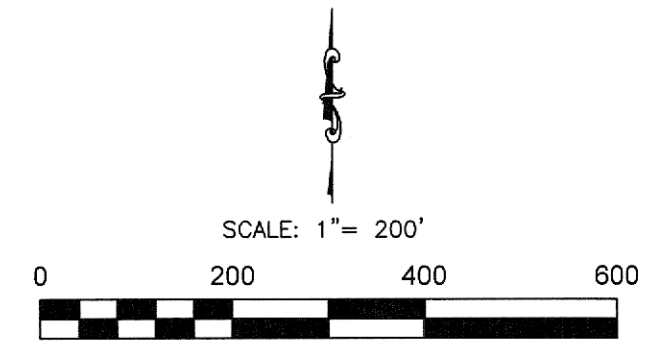
*Thomas Coady
Trantina
#8320*



LINE	BEARING	DISTANCE
L14	S 01°48'03" W	105.39'
L15	S 83°57'12" W	1006.79'
L16	N 40°44'40" W	20.46'
L17	N 27°59'11" W	71.14'
L18	N 21°06'04" W	175.24'
L19	N 79°09'03" E	321.94'
L20	S 83°29'39" E	803.32'

LINE	BEARING	DISTANCE
L1	S 01°48'03" W	298.41'
L2	S 47°14'35" W	443.40'
L3	N 36°28'52" W	223.15'
L4	N 38°23'17" W	201.50'
L5	N 47°27'32" W	138.99'
L6	N 76°25'05" E	715.15'

LINE	BEARING	DISTANCE
L7	S 01°48'03" W	205.38'
L8	S 76°25'05" W	715.15'
L9	N 47°27'32" W	26.91'
L10	N 49°22'42" W	290.13'
L11	N 47°11'12" W	52.53'
L12	N 40°44'40" W	32.19'
L13	N 83°57'12" E	1006.79'



- = IRON PIN FOUND (5/8" REBAR W/CAP INSCRIBED: RLS #6765)
- = IRON PIN SET (SEE NOTE #1)
- ⊙ = RESET IRON PIN BASED ON A PREVIOUS SURVEY SEE NOTE #1)
- = A POINT
- ⊠ = STONE FOUND

- SURVEY NOTES:**
- 1) ALL SET & RESET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320."
 - 2) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS-BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
 - 3) THIS SURVEY IS SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
 - 4) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD. PREVIOUS SURVEYS BY LEONARD F. SWOYER R.P.L.S. #6765.
 - 5) THE BASIS OF BEARING FOR THIS SURVEY IS: LINE 20 = S 83°29'39" E AS SHOWN ON SURVEYS BY LEONARD F. SWOYER R.P.L.S. #6765
 - 6) THIS PLAT INVALID WITHOUT MY SEAL & SIGNATURE, OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.

WILLIAM C. MARTIN
214-650 O.R. & 261-952 O.R.
47.96 AC.

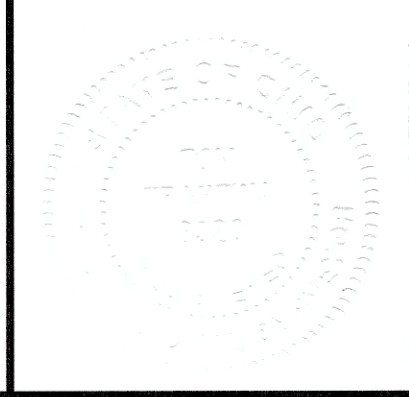
WILLIAM C. MARTIN
214-650 O.R. & 261-952 O.R.
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Plat of 5.083 ACRE PARCEL ONE, 5.084 ACRE PARCEL TWO,
AND 5.181 ACRE PARCEL THREE Scale: 1" = 200'
Surveyed for: DEBRA L. MC ADOO Date: 12/17/22
Subdivision LEASE LOT 4
Township ALEXANDER Section 10 Town 8 Range 14
Corporation - - - County ATHENS Ohio

Tom Coady Trantina Job No. 12-01-22
Tom Coady Trantina P.L.S. No. 8320

* COADY SURVEYING *
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701

Coady Surveying



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Pravukh...*
DATE: 12/21/22