

LEGAL DESCRIPTION OF 5.084 ACRE
PARCEL 2

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 1,278.40 feet

(passing a found stone 1173.01 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 said William C. Martin (214-650 O.R. and 261-952 O.R.) and said east line of Debra McAdoo (426-2386 O.R.)

South 01°48'03" West a distance of 205.38 feet

to a set iron pin; thence along a new line through the land of said Debra McAdoo (426-2386 O.R.)

South 76°25'05" West a distance of 715.15 feet

to a point in Athens County Road 21 on the west line of said Debra McAdoo (426-2386 O.R.) passing a set iron pin at 689.68 feet; thence along the west line of said Debra McAdoo (426-2386 O.R.) and along said Athens County Road 21 the following four bearings and distances:

North 47°27'32" West a distance of 26.91 feet to a point; thence

North 49°22'42" West a distance of 290.13 feet to a point;
thence

North 47°11'12" West a distance of 52.53 feet to a point; thence

North 40°44'40" West a distance of 32.19 feet

to a point; thence leaving said road and along a new line through the lands of said Debra McAdoo (426-2386 O.R.)

North 83°57'12" East a distance of 1006.79 feet

(passing through a set iron pin at 29.59 feet) **to the point of beginning and containing 5.084 acres** and being part of land described in Volume 426 Page 2386 of the County Official 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.

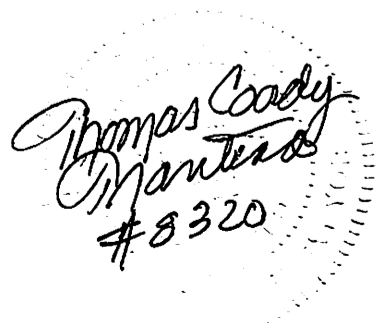
The basis of bearing for the above described survey is South 83°29'39" East between two found stones as shown on Line 20 on the plat showing this parcel and as determined in a previous surveys by Leonard F. Swoyer R.P.L.S. #6765.

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

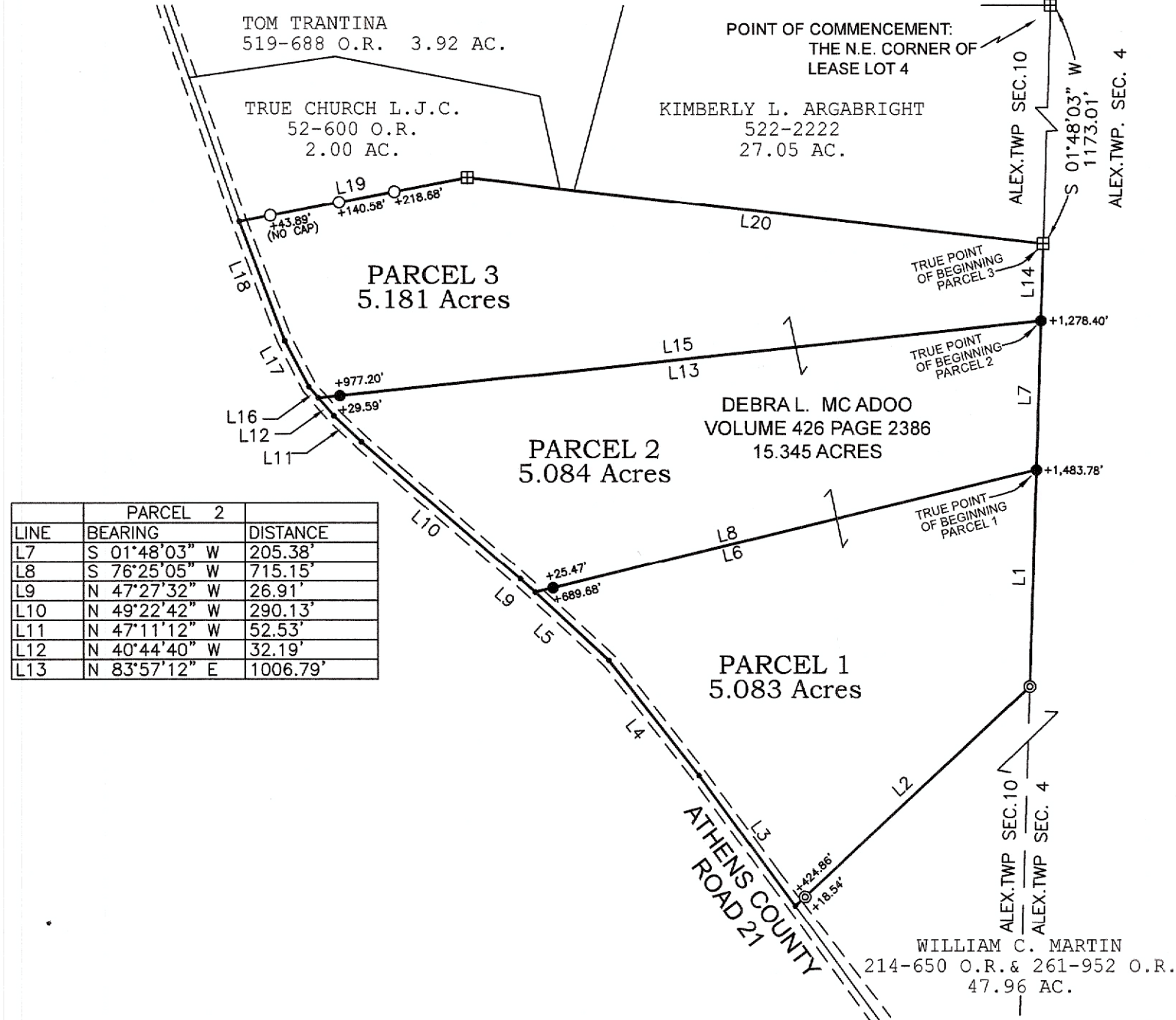
DEC 21 2022

Jill Thompson
Athens County Auditor

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



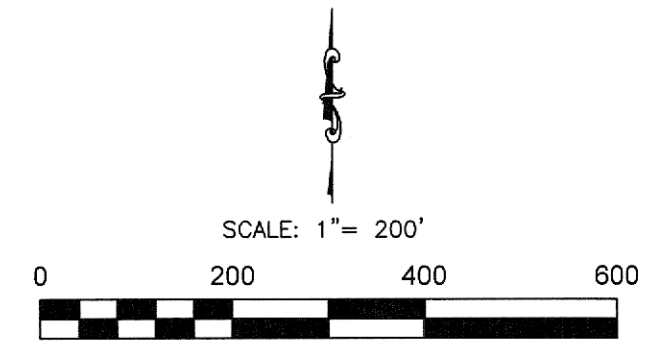
Thomas Coady
Trantina
#8320



| 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.
47.96 AC.

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