

7.670 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 3, Pruden's Lot No. 111, and Lease Lot 4, Pruden's No. 108, Auditor's Section 19, Alexander Township, Athens County, Ohio.


Being part of the lands deeded to Scott Thew and Deirdre Dian Thew, Official Record Book 159, pages 602-604, parcel B010010071602 and B, and along with part of the lands deeded to Deirdre Thew, Official Record Book 568, pages 334-336, parent parcel B0100100700006.

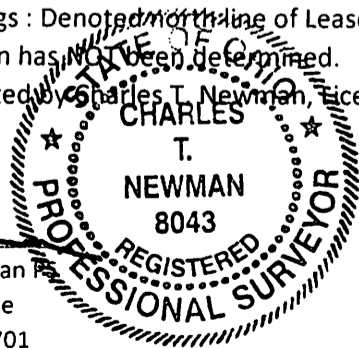
Commencing at a point at the northeast corner of said Lease Lot 4;
Thence N88°34'39"W 646.05 feet (deed) to a point in the center of Pearl Wood Road, County Rd. 97;
Thence N88°34'39"W 248.24 feet to a point in a creek, and being the point of beginning of the tract herein described; (referencing an iron pin capped Kennison found S88°34'39"E 18.35 feet)

- 1.) Thence S01°24'25"W 314.30 feet to a point in the creek, referencing an iron pin found capped Kennison N87°20'32"E 27.16 feet;
- 2.) Thence S87°20'32"W 358.10 feet along a common boundary to Thew 568-337 to an iron pin found capped Claus;
- 3.) Thence N11°03'27"W 348.00 feet along a common boundary to Esselburn 311-1258 to an iron pin found capped Claus;
- 4.) Thence N88°39'35"W 244.35 feet along said common boundary to a point in County Road 69, passing an iron pin found capped Claus at 191.32 feet;
- 5.) Thence N76°11'06"E 36.11 feet to a point in the center of County Road 69;
- 6.) Thence N54°41'46"E 108.24 feet to a point in the center of County Road 69;
- 7.) Thence N24°37'51"E 69.60 feet to a point in the center of County Road 69;
- 8.) Thence N19°20'55"E 116.41 feet to a point in the center of County Road 69;
- 9.) Thence N34°44'52"E 76.13 feet to a point in the center of County Road 69;
- 10.) Thence N50°53'59"E 201.83 feet to a point in the center of County Road 69;
- 11.) Thence N47°51'27"E 262.92 feet to a Mag Nail set in the center of County Road 69 bridge deck;
- 12.) Thence S01°57'44"E 281.46 feet to a point in the creek;
- 13.) Thence S03°40'35"E 74.42 feet to a point in the center of the creek;
- 14.) Thence S10°22'25"E 132.99 feet to a point in the center of the creek;
- 15.) Thence S20°21'05"E 149.97 feet to the point of beginning containing a total of 7.670 acres.

Acreages of 2.975 acres are from parcel B010010070006.
Acreages of 4.695 acres are from parcel B010010071602.

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 north line of Lease Lot 4, Pruden's No. 108.
A True Meridian has NOT been determined.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 17, 2021.

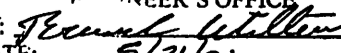

Charles T. Newman
66 Elmwood Place
Athens, Ohio 45701



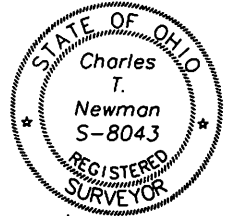
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 21 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/21/21

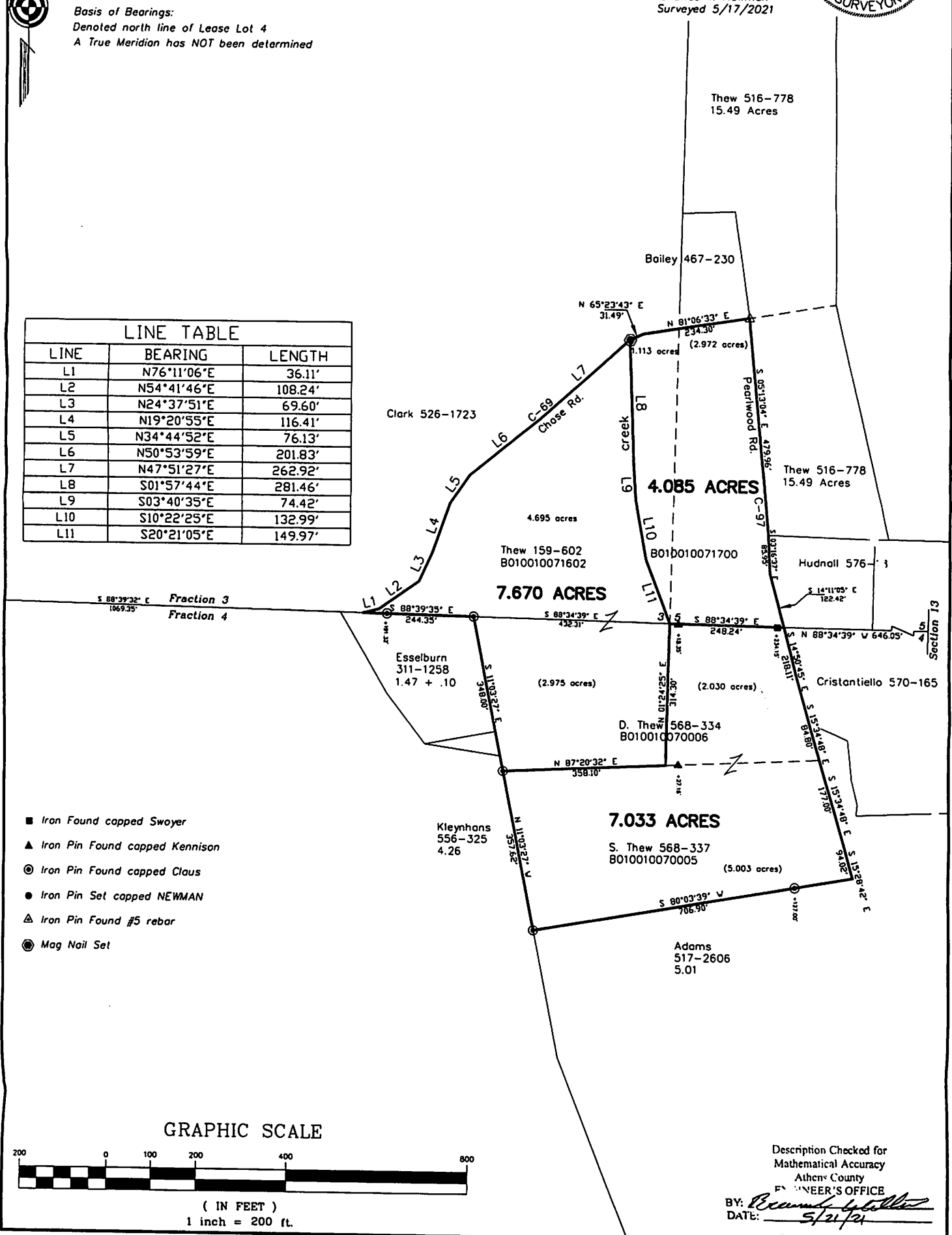
Plat of Survey of (3) Tracts
Situating Ohio Company Purchase, Town 8, Range 14, Lease Lot 3, Pruden's No. 111, Lease Lot 4, Pruden's No. 108, and Lease Lot 5, Pruden's No. 110, Auditor's Section 19, Alexander Township, Athens County, Ohio.
Being all of the lands deeded to:
Scott Thew and Deidre Dian Thew, Official Record 159, pages 602-604.
Deirdre Thew, Official Record Book 568, pages 334-336.
Scott Thew, Official Record Book 568, pages 337-339.



Charles T. Newman
Charles T. Newman
Surveyed 5/17/2021

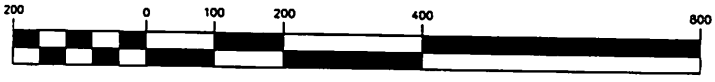
Basis of Bearings:
Denoted north line of Lease Lot 4
A True Meridian has NOT been determined

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°11'06"E	36.11'
L2	N54°41'46"E	108.24'
L3	N24°37'51"E	69.60'
L4	N19°20'55"E	116.41'
L5	N34°44'52"E	76.13'
L6	N50°53'59"E	201.83'
L7	N47°51'27"E	262.92'
L8	S01°57'44"E	281.46'
L9	S03°40'35"E	74.42'
L10	S10°22'25"E	132.99'
L11	S20°21'05"E	149.97'



- Iron Found capped Swoyer
- ▲ Iron Pin Found capped Kennison
- ⊙ Iron Pin Found capped Claus
- Iron Pin Set capped NEWMAN
- △ Iron Pin Found #5 rebar
- ⊙ Mag Nail Set

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert G. Miller*
DATE: 5/21/21