

Description of 4.083 Acres

EXHIBIT "B"

Description of a parcel of land situate the Ohio Company Purchase Town 8, Range 14, Farm Lot 2, Pruden 157, Section 28, Alexander Township, Athens County, Ohio. Being part of the lands deeded to Mark C. Ervin and Carolyn R. Ervin, Official Record Book 546, pages 1211-1214. Auditor Parcel B010010060700

Commencing at an iron pin found at the northeast corner of said Farm Lot Two; Thence N86°36'29"W 332.70 feet to an iron pin found; Thence S03°20'02"W 470.50 feet to an iron pin set, passing an iron pin found at 301.80 feet; Thence S17°20'20"E 373.68 feet to a railroad spike found in the center of Township Road 55, passing an iron pin set at 343.68 feet; Thence S62°48'35"W 259.46 feet to a point in the center of said road; Thence S66°33'41"W 51.55 feet to a point in the center of said road and being the point of beginning of the tract herein described;

- 1.) Thence S66°30'59"W 330.34 feet to a point in the center of Township Road 55;
- 2.) Thence N13°46'26"W 202.31 feet along a common boundary to Ervin 546-1211 and Davidson 546-167 to an iron pin found, passing an iron pin found at 25.30 feet;
- 3.) Thence N23°57'19"W 50.83 feet along a common boundary to Ervin 546-1211 and McKenny 448-2317 to an iron pin found;
- 4.) Thence N00°31'12"W 103.79 feet along a common boundary to Ervin 546-1211 and Shaffer 302-1786 to an iron pin found;
- 5.) Thence N42°33'19"W 154.23 feet along a common boundary to Ervin 546-1211 and Shaffer 302-1786 to an iron pin found;
- 6.) Thence N05°09'40"E 34.99 feet along a common boundary to Ervin 546-1211 and Mecum 542-1307 to an iron pin set;
- 7.) Thence N77°08'40"E 432.39 feet over the lands of Ervin 546-1211 to an iron pin set;
- 8.) Thence S06°29'42"E 462.73 feet, passing an iron pin set at 432.73 feet over the lands of Ervin 546-1211 to the point of beginning containing a total of 4.083 acres.

Plat of Survey is attached herewith and made a part thereof.

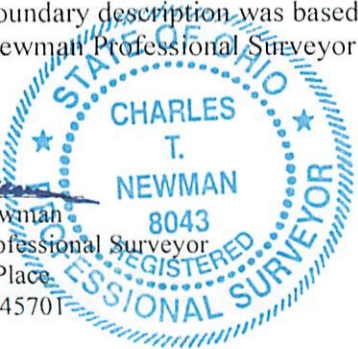
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"


Basis of bearings S86°36'29"W being the north line of Farm Lot 2 as denoted on a prior survey.

The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor 8043 on January 24, 2020.

  
Charles T. Newman  
Registered Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

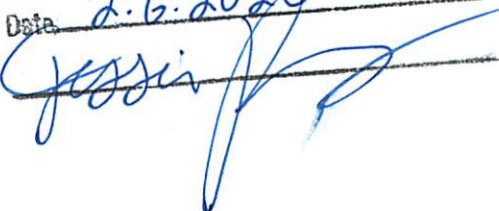
BY:   
DATE: 1/24/20

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

JAN 27 2020

Jill Thompson  
Athens County Auditor

Approved By  
Athens County Regional Planning Commission

Date: 2.6.2020  


C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 10.00 Acres and 4.083 Acres,  
Situating Ohio Company Purchase Town 8, Range 14, Farm Lot 2, Pruden 157,  
Section 28, Alexander Township, Athens County, Ohio.  
Being all of the lands deeded to Mark C. Ervin and Carolyn R. Ervin,  
Official Record Book 546, pages 1211-1214,  
Auditor Parcel B010010060700



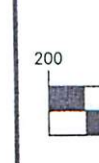
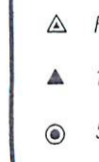
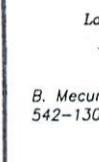
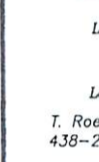
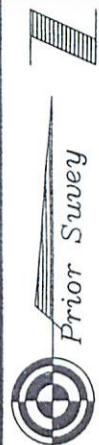
*Charles T. Newman*  
Charles T. Newman  
Surveyed January 24, 2020

Basis of Bearings:  
Prior Survey of Record  
North Line of Farm Lot 2

B. Carpenter  
353-709

B. Wigal  
322-597  
119-226

Northeast Corner  
Farm Lot 2



S 86°36'29" E  
552.25'

N 86°36'29" W  
332.70'

B. Brooks  
75-690

10.000 Acres

Lot 1  
M. Sams  
547-289

Lot 2

Lot 3  
C. Bashore  
533-975

Lot 4

Lot 5  
T. Roell  
438-210

Lot 6

Williams Subd'  
N 11°48'48" E 510.45'

S 77°08'40" W  
432.39'

4.083 Acres

T. McKenny  
448-2317

A. Davidson  
546-167

+301.80'

470.50'  
S 03°20'02" W  
20.0250'

S 17°20'20" E  
373.68'

+343.68'

Williams Rd. T-55

Approved By  
Athens County Regional Planning Commission

Date: 2.6.2020

*Jessie*

Ohio University  
310-493

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°48'35"W	259.46
L2	S66°33'41"W	51.55
L3	S66°30'59"W	330.34
L4	N13°46'26"W	202.31
L5	N23°57'19"W	50.83
L6	N00°31'12"W	103.79
L7	N42°33'19"W	154.23
L8	N05°09'40"E	34.99
L9	N05°09'40"E	135.49

- △ Railroad Spike Found
- ▲ 1/2" Diameter Rebar Found
- ⊙ 5/8" Diameter Rebar Found
- Capped Iron Pin Set
- Capped Iron Pin Found
- ⊕ 1" Inch Diameter Pipe Found

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca Williams*  
DATE: 1/24/20

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.