

34.662 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2 (Prudens No. 163) & Lease Lot 4 (Prudens No. 165), Sections 29 & 30, Alexander Township, Athens County, Ohio. Being lands deeded to: Esther Jack R. Claxton and Shelia S. Claxton Trust, Official Record Book 442, pages 923-939.

Commencing at a #5 rebar found at the northwest corner of said Lease Lot 4;
Thence S86°05'56"E 1173.14 feet to a notched stone found;
Thence S04°04'45"W 1771.24 feet to a point;
Thence S78°31'00"E 820.06 feet to a one-inch diameter pipe found;
Thence S78°31'00"E 859.00 feet, (passing an iron pin set at 839.00 feet) to the point of beginning of the tract herein described;

- 1.) Thence N15°41'25"E 136.70 feet to a point in Hebbardsville Road, County Rd. 19;
- 2.) Thence N12°09'54"E 114.25 feet to a point in County Rd. 19;
- 3.) Thence N08°01'45"E 84.82 feet to a point in County Rd. 19;
- 4.) Thence N03°27'39"E 328.30 feet to a point in County Rd. 19;
- 5.) Thence S75°32'23"E 327.49 feet, (passing an iron pin found capped Swoyer at 26.12 feet) along a common boundary to Albaugh 46-414 to an iron pin found capped Swoyer;
- 6.) Thence S75°32'23"E 101.13 feet over the lands of the Kanawha Railway (Track Map V-307/17) to an iron pin set;
- 7.) Thence N23°02'51"E 382.61 feet along the east boundary of said Railway to an iron pin set;
- 8.) Thence along a curve to the right having a radius of 1859.86 feet, curve length of 816.46 feet, chord bearing of N35°37'13"E, and chord distance of 809.92 feet along the east boundary of said railroad a point;
- 9.) Thence N46°45'36"E 298.43 feet along the east boundary of said railway to an iron pin set;
- 10.) Thence S35°40'38"E 351.61 feet to a point in Margaret Creek;
- 11.) Thence S43°40'41"W 121.43 feet to a point in Margaret Creek;
- 12.) Thence S36°24'14"W 380.46 feet to a point in Margaret Creek;
- 13.) Thence S23°26'40"W 111.88 feet to a point in Margaret Creek;
- 14.) Thence S43°39'20"E 225.76 feet to a point in Margaret Creek;
- 15.) Thence S02°45'36"E 191.30 feet to a point in Margaret Creek, and from said point referencing an iron pin found capped Wright at N55°05'09"E 27.82 feet;
- 16.) Thence S11°33'57"E 178.77 feet to a point in Margaret Creek at the northeast corner of Lease Lot 2, and from said point referencing iron pins found capped Swoyer at S86°08'24"E at 20.27 feet and at 552.49 feet;
- 17.) Thence S04°11'21"W 726.25 feet (passing an iron pin set at 46.50 feet) along a common boundary to Niese 528-565 to a notched stone found;
- 18.) Thence N78°31'00"W 1114.94 feet along a common boundary to Snow 371-999 to an iron pin set;
- 19.) Thence N78°31'00"W 102.07 feet over the lands of the Kanawha Railway (Track Map V-307/17) to an iron pin set;

20.) Thence N78°31'00"W 155.87 feet along a common boundary to Snow, passing an iron pin set at 135.87 feet) to the point of beginning containing 36.163 acres before the following exception.

Excepting 1.501 acres of Railway as delineated on the Toledo & Ohio Central Railway Right-a-Way Track Map of V-307/17, and said exception being more fully described as follows:

Commencing at a point at the northeast corner of Lease Lot 2;

Thence S04°11'21"W 726.25 feet to a notched stone;

Thence N78°31'00"W 1114.94 feet to an iron pin set on the east right-a-way of said Railway and being the point of beginning of said exception;

1.) Thence N78°31'00"W 102.07 feet over said Railway to an iron pin set on the west right-a-way of said Railway;

2.) Thence N23°02'51"E 656.66 feet along said west right-a-way to an iron pin found capped Swoyer;

3.) Thence S75°32'23"E 101.13 feet over the lands of said Railway to an iron pin set;

4.) Thence S23°02'51"W 651.30 feet along the east right-a-way of said Railway to the point of beginning containing 1.501 acres, and after said exception there being a total of 34.662 acres.

Said 34.662 Acres has been calculated as:

Acreages of 18.014 acres are in Lease Lot 2, and Acreages of 16.648 acres are in Lease Lot 4.


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

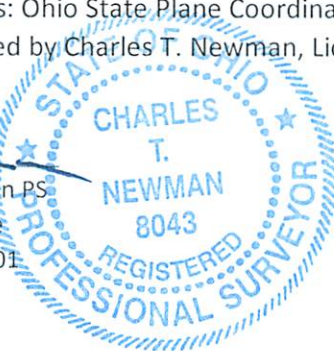
Subject to all easements, rights-of-way, covenants, and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of Bearings: Ohio State Plane Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 18, 2023.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/25/23

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

APR 25 2023

Jill Thompson
Athens County Auditor

17.003 Acres

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2 (Prudens No. 163) & Lease Lot 4 (Prudens No. 165), Sections 29 & 30, Alexander Township, Athens County, Ohio. Being lands deeded to: Esther Jack R. Claxton and Shelia S. Claxton Trust, Official Record Book 442, pages 923-939.

Commencing at a #5 rebar found at the northwest corner of said Lease Lot 4;
Thence S86°05'56"E 1173.14 feet to a notched stone found;
Thence S04°04'45"W 1771.24 feet to a point;
Thence S78°31'00"E 820.06 feet to a one-inch diameter pipe found at the point of beginning of the tract herein described;

- 1.) Thence N30°12'48"E 255.60 feet along the east right-a-way of U.S. 50 to a #5 rebar found;
- 2.) Thence N21°41'31"E 690.25 feet along the east right-a-way of U.S. 50 to a #5 rebar found;
- 3.) Thence N83°47'59"E 329.58 feet along a common boundary to the Athens County Commissioners 118-578 (ODOT 31WD-1) to an unreadable capped iron pin found;
- 4.) Thence N56°59'33"E 79.06 feet and continuing along said common boundary to an unreadable capped iron pin found;
- 5.) Thence N06°45'27"W 28.80 feet and continuing along said common boundary to a point in the center of Cameron Road, Township Rd. 30;
- 6.) Thence N81°11'23"E 113.43 feet to a point in Township Rd. 30;
- 7.) Thence S87°20'55"E 51.12 feet to a point in Township Rd. 30;
- 8.) Thence S78°12'30"E 40.49 feet to a point in Township Rd. 30;
- 9.) Thence S89°47'30"E 31.53 feet to a point in Township Rd. 30;
- 10.) Thence N89°11'20"E 46.67 feet to a point in the intersection of Township Rd. 30, and Hebbardsville Road, County Rd. 19;
- 11.) Thence S30°30'52"W 128.98 feet to a point in County Rd. 19;
- 12.) Thence S13°42'16"W 169.06 feet to a point in County Rd. 19;
- 13.) Thence S04°00'33"W 217.99 feet to a point in County Rd. 19;
- 14.) Thence S03°27'39"W 328.30 feet to a point in County Rd. 19;
- 15.) Thence S08°01'45"W 84.82 feet to a point in County Rd. 19;
- 16.) Thence S12°09'54"W 114.25 feet to a point in County Rd. 19;
- 17.) Thence S15°41'25"W 136.70 feet to a point in County Rd. 19;
- 18.) Thence N78°31'00"W 859.00 feet (passing an iron pin set at 20.00 feet) along a common boundary to Snow 371-999 to the point of beginning containing a total of 17.003 acres.

Acreages of 9.023 acres are in Lease Lot 2, and Acreages of 7.98 acres are in Lease Lot 4.


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

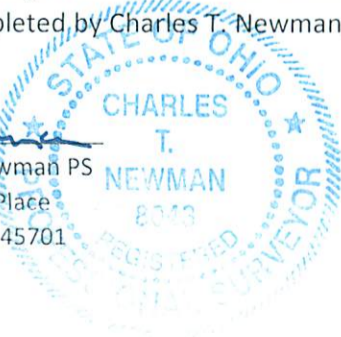
Subject to all easements, rights-of-way, covenants, and agreements of record.

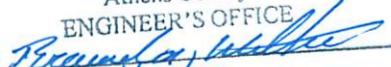
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of Bearings: Ohio State Plane Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 18, 2023.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/25/23

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

APR 25 2023

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

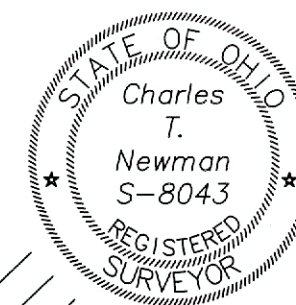
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

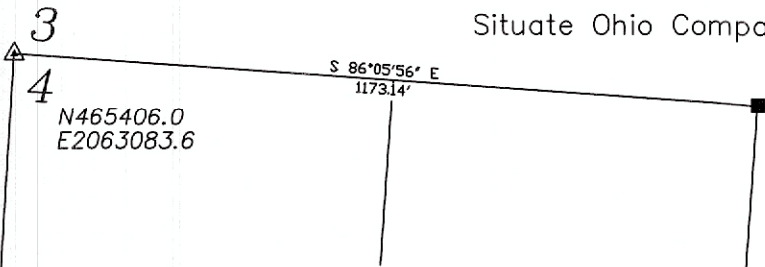
Basis of Bearings: NAD83
Ohio State Plane Coordinate System
Ohio South Zone

Plat of Survey of (2) Tracts and being lands deeded to:
Jack R. Claxton and Shelia S. Claxton Trust,
Official Record Book 442, pages 923-939.

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2 (Prudens No. 163) & Lease Lot 4 (Prudens No. 165),
Section 29 & 30, Alexander Township, Athens County, Ohio.

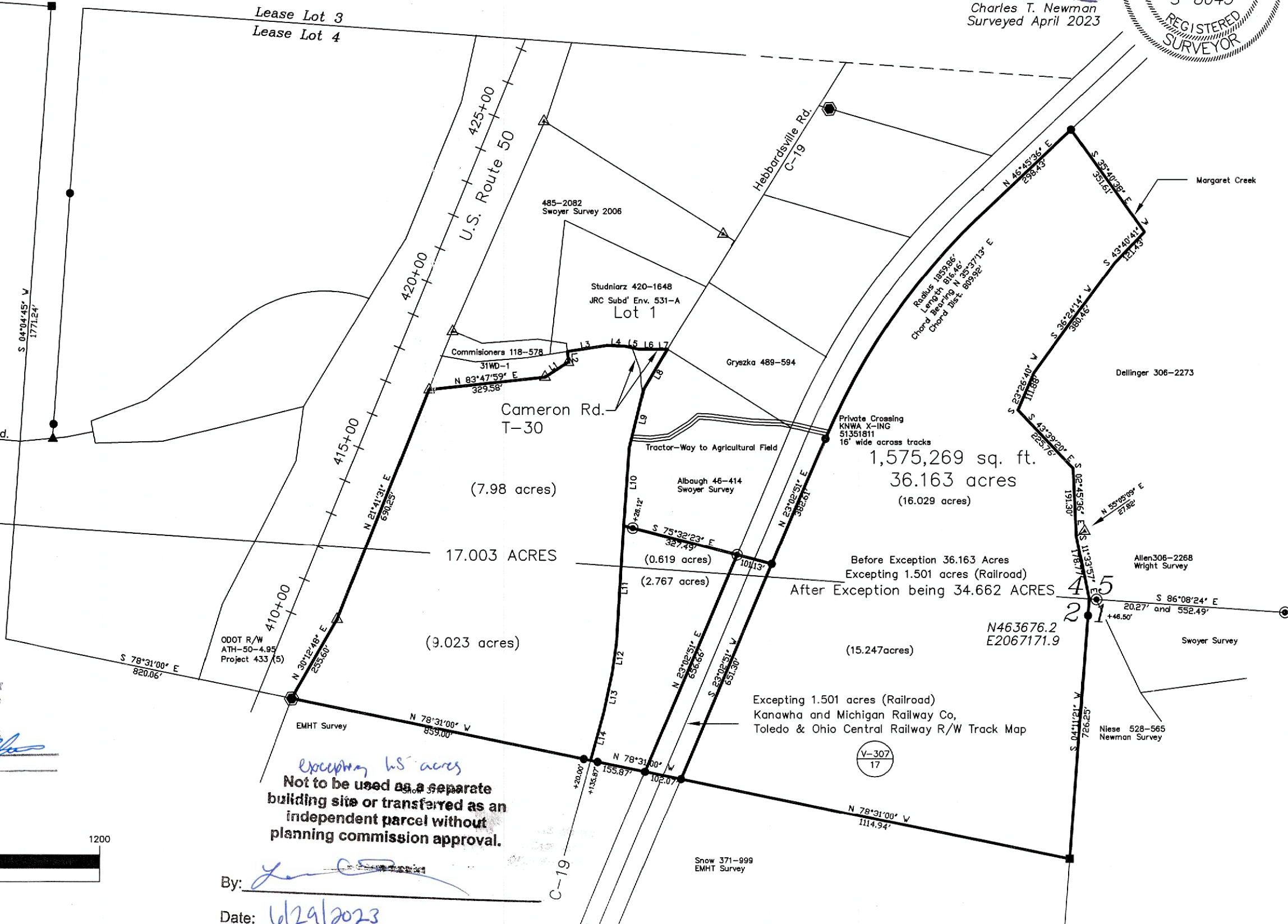


Charles T. Newman
Charles T. Newman
Surveyed April 2023



N465406.0
E2063083.6

LINE	BEARING	LENGTH
L1	N56°59'33"E	79.06'
L2	N06°45'27"W	28.80'
L3	N81°11'23"E	113.43'
L4	S87°20'55"E	51.12'
L5	S78°12'30"E	40.49'
L6	S89°47'30"E	31.53'
L7	N89°11'20"E	46.67'
L8	S30°30'52"W	128.98'
L9	S13°42'16"W	169.06'
L10	S04°00'33"W	217.99'
L11	S03°27'39"W	328.30'
L12	S08°01'45"W	84.82'
L13	S12°09'54"W	114.25'
L14	S15°41'25"W	136.70'



- ▲ Iron Pin Found #5 Rebar
- ▲ Railroad Spike Found
- Iron Pin Found capped Swoyer
- Iron Pin Set capped NEWMAN
- Stone Found
- Iron Pipe Found 1-inch OD

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Williams*
DATE: 4/26/23

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

excepting 1.51 acres
Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.

By: *[Signature]*
Date: 6/29/2023

1,575,269 sq. ft.
36.163 acres
(16.029 acres)

Before Exception 36.163 Acres
Excepting 1.501 acres (Railroad)
After Exception being 34.662 ACRES

Excepting 1.501 acres (Railroad)
Kanawha and Michigan Railway Co.,
Toledo & Ohio Central Railway R/W Track Map

