

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

MAR 31 2023

Jill Thompson
Athens County Auditor

EXHIBIT "A"

**LEGAL DESCRIPTION OF A NEW SURVEY CONTAINING 3.749ACRES
AND INTENDING TO DESCRIBE LAND OF THE ELEANOR SNOW
ESTATE FOUND IN VOLUME 339 PAGE 395 OF THE ATHENS
COUNTY DEED RECORDS AND BASED ON RECORDED SURVEYS
AVAILABLE AT THE ATHENS COUNTY ENGINEERS OFFICE BY
HAROLD D.WHALEY (LICENCE #4986-DECEASED) OF TRACTS
WHICH ADJOIN SAID LAND OF THE ELEANOR SNOW ESTATE
ATHENS COUNTY PARCEL I.D. B010010083300**

Situated in Lease Lot 5, Section 32 of Alexander Township, Town 8, Range 14, Athens County, Ohio and described as follows:

Commencing at the estimated, assumed Northwest Corner of said Lease Lot 5. Thence along the estimated north line of said Lease Lot 5 on an assumed bearing South 86°30'00" East a distance (based on the survey of said Harold D. Whaley) 1087.02 feet to a point at the northwest corner of a 1.00 Acre Tract of Patrick & Jessie Mae Bails (99-124 O.R.); thence along the west line of said Bails (99-124 O.R.) and through Athens County Road 19 South 03°30'00" West 175.00 feet to a point at the southwest corner of said Bails (99-124 O.R.) at the northwest corner of Eleanor Snow (339-395 D.R.); and said point is **THE TRUE POINT OF BEGINNING**; thence along the south line of Bails (99-124 O.R.) and the north line of Snow (339-395 D.R.)

South 86°30'00" East a distance of 250.00 feet

(passing a set iron pin at 31.44 feet) to a set iron pin at the southeast corner of Bails (99-124 O.R.); thence along the east line of Bails (99-124 O.R.) and the west line of Snow (339-395 D.R.)

North 03°30'00" East a distance of 175.00 feet

to a railroad spike set at the base of a 12" Hackberry Tree on the north line of Lease Lot 5 at the northeast corner of Bails (99-124 O.R.) on the south line of Pine Lake Resort LLC (453-1108 O.R.) and the north line of Snow (339-395 O.R.); thence along south line of Pine Lake Resort LLC (453-1108 O.R.) and the north line of Snow (339-395 D.R.) and north line of Lease Lot 5

South 86°30'00" East a distance of 133.31 feet

to a set iron pin at the northeast corner of Snow (339-395 D.R.) at the northwest corner of Lot 1 of Meek Subdivision (511-1704 O.R.); thence along the east line of Snow (339-395 O.R.) and the west line of Lot 1 Meek Subdivision (511-1704 O.R.)

South 03°27'40" West a distance of 539.62 feet

to a found iron pin (5/8" rebar) at the southeast corner of Snow (339-395 O.R.) and the southwest corner of Lot 1 Meek Subdivision (511-1704 O.R.) on the north line of Larry Vance (407-550 O.R.); thence along the north line of Vance (407-550 O.R.) and the south line of Snow (339-395 D.R.)

North 86°34'29" West a distance of 383.68 feet

passing a set iron pin at 353.34 feet to a point in aforesaid Athens County Road 19 at the northwest corner of Vance (407-550 O.R.) and southwest corner of Snow (339-395 D.R.); thence along said road and the west line Snow (339-395 D.R.)

North 03°30'00" East a distance of 365.12 feet

passing through a found 1/2 inch rod (*see note below) 14 inches deep at a distance of 227.15 feet and as shown on plats of aforesaid surveyor Harold D. Whaley **to THE POINT OF BEGINNING and containing 3.749 Acres** and being land described in Volume 339 Page 395 of Athens County Deed Records.

*note:(Said found one half inch rod (14 inches deep) in County Road 19 and said found railroad spike (6 inches deep)to the south in the road as shown on this plat and also on surveys of said Harold Whaley were held good for establishing the missing original corners of the subject Snow Estate tract and used as the basis of bearing for the road and west line of the surveyed tract because they are original, called-for and undisturbed monuments set by a registered surveyor and are shown on plats in the Alexander Section 32 file of surveys at the Athens County Engineer's Office. Said surveys by surveyor Whaley adequately surround and establish the boundaries of the Snow tract described in this 3.749 acre survey.

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 March 28,2023.

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 North 03°30'00" East between the two found and called for monuments in County Road 19 as shown on the plat.

THOMAS COADY TRANTINA, P.L.S. #8320
3428 PLEASANT HILL RD. ATHENS, OH. 45701
740-517-2497 u2tom@gmx.com

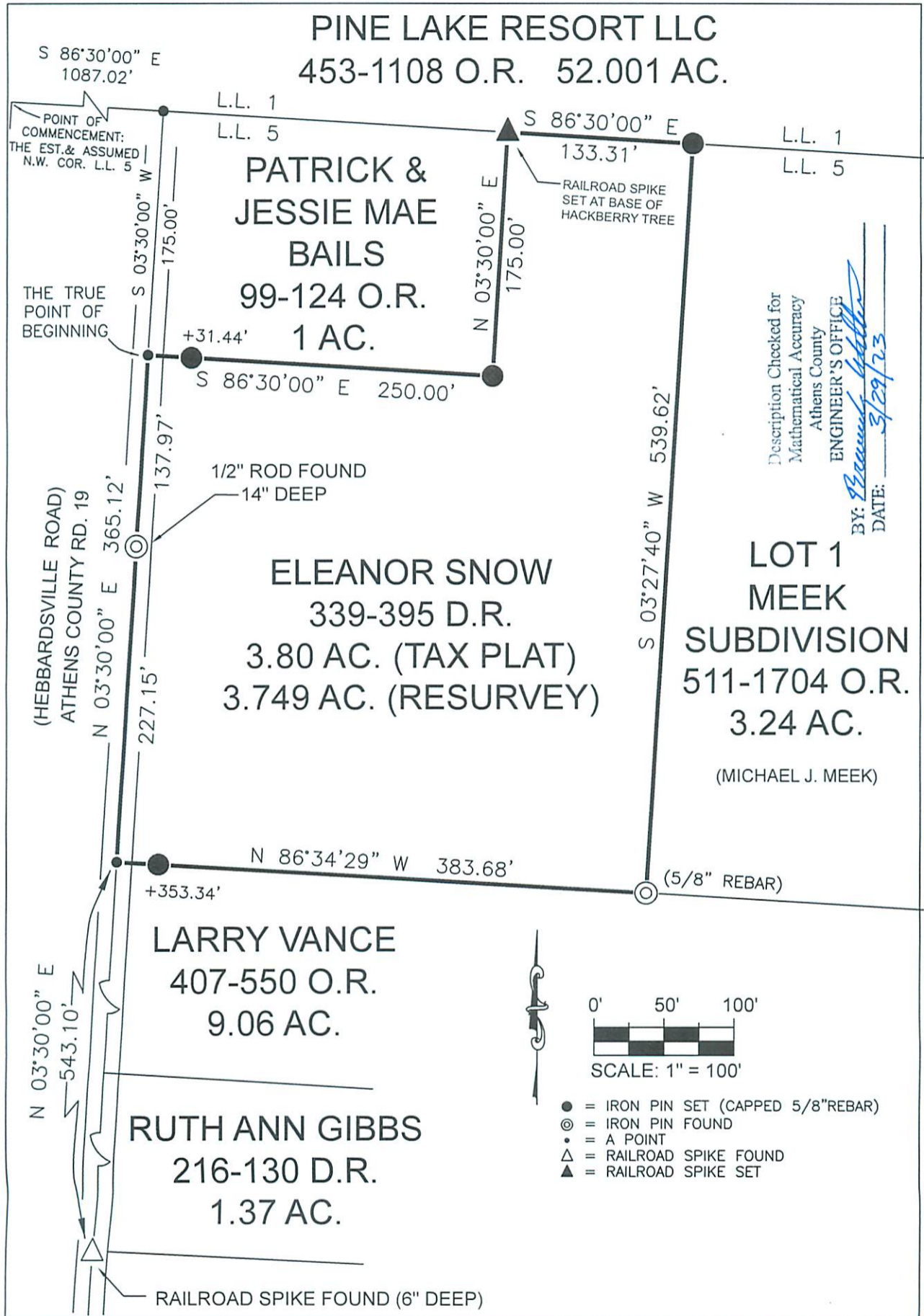


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Thomas C Trantina
DATE: 3/29/23



TOM COADY TRANTINA
REGISTERED SURVEYOR

3428 PLEASANT HILL RD.
ATHENS, OHIO 45701



THIS PLAT INVALID WITHOUT MY SEAL & SIGNATURE OR IF IT CONTAINS ALTERATIONS BY OTHERS

Plat of A 3.749 ACRE TRACT
ATHENS CO. PARCEL I.D.: B10010083300 Scale: 1" = 100'
Surveyed for: THE ESTATE OF ELEANOR SNOW Date: 3/28/23
Subdivision LEASE LOT 5
Township ALEXANDER Section 32 Town 8 Range 14
Corporation --- County ATHENS Ohio
Tom Coady Trantina Job No. 03-23-01
Tom Coady Trantina P.L.S. No. 8320

