

OCT 16 2024

5.000 Acres
Tract 1

Jill Davidson
Athens County Auditor

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2, and Lease Lot 4,
Alexander Township (Sections 3 & 4), Athens County, Ohio.

Being a portion of the lands deeded to: Russell Wood, Official record Book 460, pages 334-336.

Parcels B010010009700 & B010010009900.

Known as: 11467 Pleasanton Road.

Beginning at an iron pin set at the southwest corner of said Lease Lot 4;

Thence N03°24'34"E along a common boundary to Martin 214-650 to an iron pin set at the point of
beginning of the Tract 1 herein described;

- 1.) Thence N03°24'34"E 748.28 feet, (passing an iron pin set at 723.28 feet) along a common boundary
to Martin 214-650 to a point in the center of Pleasanton Road, County Rd. 16;
- 2.) Thence S64°19'40"E 53.36 feet to a point in County Road 16;
- 3.) Thence S59°42'46"E 86.52 feet to a point in County Road 16;
- 4.) Thence S56°07'40"E 81.99 feet to a point in County Road 16;
- 5.) Thence S54°56'37"E 231.56 feet to a point in County Road 16;
- 6.) Thence S18°00'17"W 541.97 feet, (passing an iron pin set at 42.25 feet) over the lands of the grantor
to an iron pin set;
- 7.) Thence N86°54'11"W 257.79 feet over the lands of the grantor to the point of beginning containing a
total of 5.000 acres.

Noted for taxing purposes:

Acreages of 1.867 acres are in Lease Lot 2, and Acreages of 3.133 acres are in Lease Lot 2.


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 : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 8, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/16/24

OCT 16 2024

5.000 Acres
Tract 2

Jill Davidson
Athens County Auditor


Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2, and Lease Lot 4,
Alexander Township (Sections 3 & 4), Athens County, Ohio.
Being a portion of the lands deeded to: Russell Wood, Official Record Book 460, pages 334-336.
Parcels B010010009700 & B010010009900.
Known as: 11467 Pleasanton Road.

Commencing at an iron pin set at the southwest corner of said Lease Lot 4;
Thence S86°54'12"E 1134.59 feet along the south boundary of said Lease Lot 4 to an iron pin found
capped Bayha;
Thence N03°38'00"E 972.99 feet along a common boundary to Reeves 507-994 to an iron pin set;
Thence N03°38'00"E 328.21 feet, (passing an iron pin found capped Bayha at 256.99 feet) to an iron
pin set at the point of beginning of said Tract 2;


- 1.) Thence N79°11'37"W 520.61 over the lands of the grantor to an iron pin set;
- 2.) Thence N11°05'53"E 421.30 feet, (passing an iron pin set at 361.30 feet) over the lands of the grantor
to a point in the center of County Road 16;
- 3.) Thence S83°17'22"E 71.20 feet to a point in the center of County Road 16;
- 4.) Thence S85°42'44"E 129.22 feet to a point in the center of County Road 16;
- 5.) Thence S84°19'15"E 261.66 feet to a point in the center of County Road 16;
- 6.) Thence S03°38'00"W 468.10 feet, (passing an iron pin found capped Bayha at 21.00 feet) to an iron
pin set at the point of beginning containing a total of 5.00 acres.

Noted for taxing purposes:
Acreages of 0.064 acres are in Lease Lot 2, and 4.936 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 : NAD 83 Ohio South
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 8, 2024.


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



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OCT 16 2024

5.000 Acres
Tract 3

Jill Davidson
Athens County Auditor

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2, and Lease Lot 4,
Alexander Township (Sections 3 & 4), Athens County, Ohio.

Being a portion of the lands deeded to: Russell Wood, Official Record Book 460, pages 334-336.

Parcels B010010009700 & B010010009900.

Known as: 11467 Pleasanton Road.

Commencing at an iron pin set at the southwest corner of said Lease Lot 4;

Thence S86°54'12"E 1134.59 feet along the south boundary of said Lease Lot 4 to an iron pin found capped Bayha;

Thence N03°38'00"E 972.99 feet along a common boundary to Reeves to an iron pin set at the point of beginning of said Tract 3;

- 1.) Thence N83°05'02"W 565.76 feet over the lands of the grantor to an iron pin set;
- 2.) Thence N03°19'52"E 362.49 feet over the lands of the grantor to an iron pin set;
- 3.) Thence N11°05'51"E 428.95 feet, (passing an iron pin set at 383.70 feet) to a point in the center of County Road 16;
- 4.) Thence S75°43'14"E 50.08 feet to a point in the center of County Road 16;
- 5.) Thence S11°05'53"W 421.30 feet, (passing an iron pin set at 60.00 feet) over the lands of the grantor to an iron pin set;
- 6.) Thence S79°11'37"E 520.61 feet over the lands of the grantor to an iron pin set;
- 7.) Thence S03°38'00"W 328.21 feet, (passing an iron pin found capped Bayha at 71.22 feet) along a common boundary to Reeves 507-994 to the point of beginning containing a total of 5.000 acres.

Noted for taxing purposes:

Acreages of 0.021 acres are in Lease Lot 2, and Acreages of 4.979 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 : NAD 83 Ohio-South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 8, 2024.


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



Description Checked for
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BY: 
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OCT 16 2024

33.645 Acres
Tract 4

Jill Davidson
Athens County Auditor

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 2, and Lease Lot 4,
Alexander Township (Sections 3 & 4), Athens County, Ohio.

Being a portion of the lands deeded to: Russell Wood, Official Record Book 460, pages 334-336.

Parcels B010010009700 & B010010009900.

Known as: 11467 Pleasanton Road.

Beginning at an iron pin set at the southwest corner said Lease Lot 4;

- 1.) Thence N03°24'34"E 1345.90 feet along a common boundary to Martin 214-650 to an iron pin set;
- 2.) Thence S86°54'11"E 257.79 feet over the lands of the grantor to an iron pin set;
- 3.) Thence N18°00'17"E 541.97 feet, (passing an iron pin set at 499.72 feet) over the lands of the grantor to a point in Pleasanton Road, County Road 16;
- 4.) Thence S57°39'13"E 55.09 feet to a point in the center of County Road 16;
- 5.) Thence S68°52'49"E 63.22 feet to a point in the center of County Road 16;
- 6.) Thence S75°43'14"E 130.11 feet to a point in the center of County Road 16;
- 7.) Thence S11°05'51"W 428.95 feet, (passing an iron pin set at 45.25 feet) over the lands of the grantor to an iron pin set;
- 8.) Thence S03°19'52"W 362.49 feet over the lands of the grantor to an iron pin set;
- 9.) Thence S83°05'02"E 565.76 feet over the lands of the grantor to an iron pin set;
- 10.) Thence S03°38'00"W 972.99 feet along a common boundary to Reeves 507-994 to an iron pin found capped Bayha;
- 11.) Thence N86°54'12"W 1134.59 feet along a common boundary to Goettge 452-1806 to the point of beginning containing a total of 33.645 acres.

Noted for taxing purposes:

Acreages of 0.29 acres are in Lease Lot 2, and Acreages of 33.355 acres are in Lease Lot 4.


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

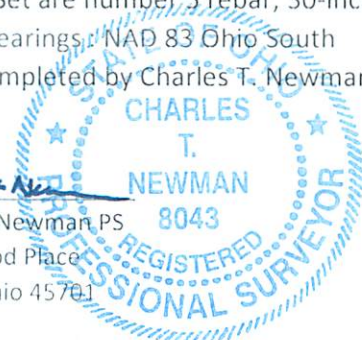
Subject to all easements, rights-of-way, covenants and agreements of record.

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

Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 8, 2024.

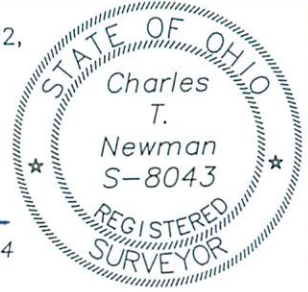

Charles T. Newman, PS
66 Elmwood Place
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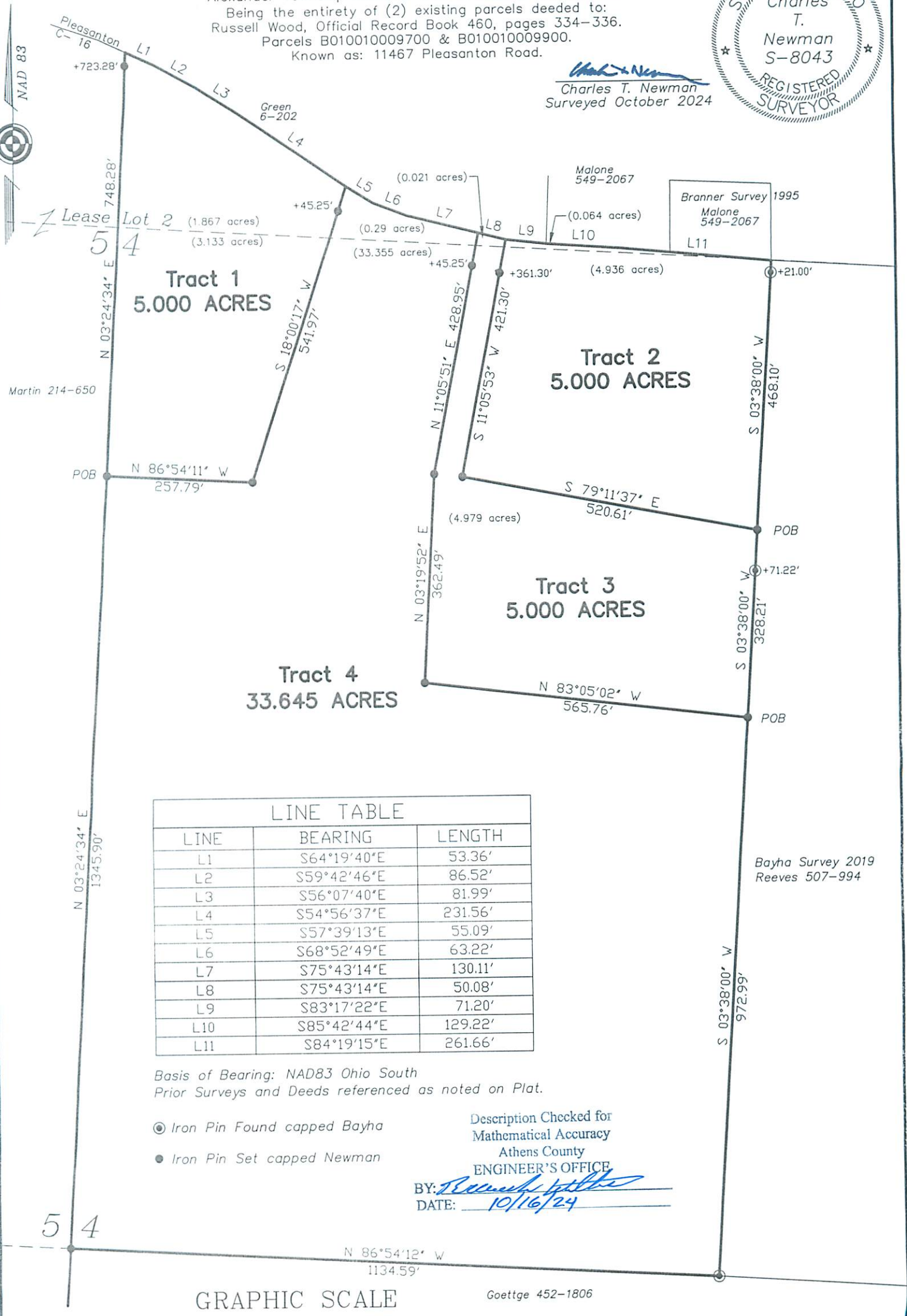
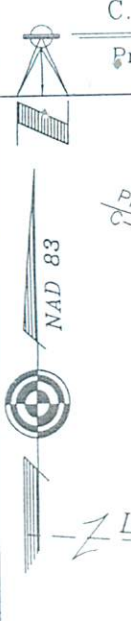
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/16/24

Plat of Survey
Situating Ohio Company Purchase Town 8, Range 14, Lease Lot 4, and Lease Lot 2,
Alexander Township Sections 3 & 4, Athens County, Ohio.
Being the entirety of (2) existing parcels deeded to:
Russell Wood, Official Record Book 460, pages 334-336.
Parcels B010010009700 & B010010009900.
Known as: 11467 Pleasanton Road.



Charles T. Newman
Charles T. Newman
Surveyed October 2024



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°19'40"E	53.36'
L2	S59°42'46"E	86.52'
L3	S56°07'40"E	81.99'
L4	S54°56'37"E	231.56'
L5	S57°39'13"E	55.09'
L6	S68°52'49"E	63.22'
L7	S75°43'14"E	130.11'
L8	S75°43'14"E	50.08'
L9	S83°17'22"E	71.20'
L10	S85°42'44"E	129.22'
L11	S84°19'15"E	261.66'

Basis of Bearing: NAD83 Ohio South
Prior Surveys and Deeds referenced as noted on Plat.

- Iron Pin Found capped Bayha
- Iron Pin Set capped Newman

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles T. Newman*
DATE: 10/16/24

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.