

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Frank W. Williams  
DATE: 12/19/14

DEC 19 2014

Description of 35.214 Acres  
Tract 1

Jill Thompson  
Athens County Auditor


Description of a parcel of land situated in Town 7, Range 12, Fraction 2, of the Ohio Company Purchase, Bern Township, Section 9, Athens County, Ohio, and being more fully described as follows:

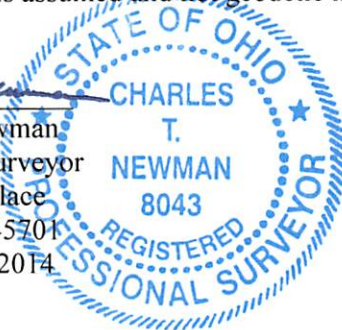
Beginning at an iron pin set at the southwest corner of Fraction 3;

- 1.) Thence N89°58'10"W 161.45 feet along the south line of Fraction 2 to an iron pin found, and being a common line to Lucas as deeded in 380/647 and Milton Timber as deeded in 432/1367 and as recorded and surveyed in a Timber Agreement 476/276;
- 2.) Thence N89°13'37"W 629.16 feet along the south line of Fraction 2 to the center of Township Road 194, passing an iron pin at 605.14 feet, and being a common line to Lucas as deeded in 380/647, and Milton Timber as deeded in 432/1367;
- 3.) Thence N11°17'42"W 68.89 feet along the center of said road to a point;
- 4.) Thence N89°29'24"W 709.59 feet to an iron pin found, (passing an iron pin found at 25.25 feet), and being a common line to Lucas as deeded in 380/647, and Sommer as deeded in 327/2556;
- 5.) Thence N00°18'43"E 683.49 feet to an iron pin set, and being a common line to Lucas as deeded in 380/647, and Sommer as deeded in 420/2679;
- 6.) Thence N82°55'56"E 314.66 feet to an iron pin found, and being a line over the lands of Lucas as deeded in 380/647;
- 7.) Thence S07°36'21"E 161.33 feet to an iron pin found, and being a common line to Lucas as deeded in 380/647, and Walker as deeded in 202/831;
- 8.) Thence N82°57'30"E 115.63 feet to an iron pin found, and being a common line to Lucas as deeded in 380/647, and Walker as deeded in 202/831;
- 9.) Thence S09°28'35"E 296.00 feet to an iron pin found, and being a common line to Lucas as deeded in 360/647, and Hendrickson as deeded in 61/694;
- 10.) Thence N88°35'30"E 163.84 feet to the center of Township Road 194, (passing an iron pin found at 146.50 feet), and being a common line to Lucas as deeded in 340/647, and Hendrickson as deeded in 61/694;
- 11.) Thence N10°56'22"W 312.66 feet along the center of said road to a point and continuing along the center of said road the following (9) courses;
- 12.) Thence N07°36'21"W 161.33 feet to a point;

- 13.) Thence N09°59'24"W 220.69 feet to a point;
- 14.) Thence N03°22'24"W 32.68 feet to a point;
- 15.) Thence N04°09'39"E 43.44 feet to a point;
- 16.) Thence N21°38'26"E 29.32 feet to a point;
- 17.) Thence N52°12'11"E 41.76 feet to a point;
- 18.) Thence N59°47'46"E 168.05 feet to a point;
- 19.) Thence N60°46'33"E 54.23 feet to a point;
- 20.) Thence N54°36'23"E 42.70 feet to a point;
- 21.) Thence S87°57'12"E 709.09 feet to an iron pin found, (passing an iron set at 40.00 feet), and being a common line to Lucas as dedeed in 380/647, and King as dedeed in 332/2513;
- 22.) Thence S00°34'46"W 1294.50 feet to the point of beginning containing 35.214 acres, and being a common line to Lucas as dedeed in 380/647, and Petrone as dedeed in 292/2654.

Deed Referenced: Book 380, Page 647 of the Athens County Recorder's Official Record  
Iron Pins Set are 5/8" x 30" steel and capped "NEWMAN 8043"  
Subject to all easements, rights-of-way and covenants and agreements of record.  
North bearing is assumed and not geodetic north.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701  
December 15, 2014



C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

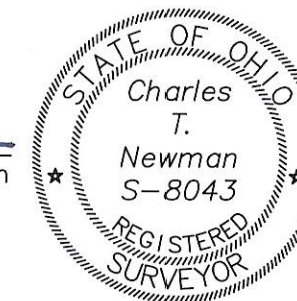
740-594-1884  
740-591-5269

Plat of Survey of (2) Tracts situated in Town 7, Range 12, Fraction 2, of the Ohio Company Purchase, Section 9, Bern Township, Athens County, Ohio

Surveyed December 2014

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Charles T. Newman  
DATE: 12/13/14

Charles T. Newman  
Charles T. Newman



Deed Referenced: Volume 380, Page 647

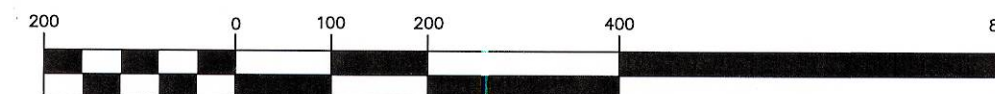
LINE TABLE		
LINE	LENGTH	BEARING
L1	220.69	N09°59'24"W
L2	32.68	N03°22'24"W
L3	43.44	N04°09'39"E
L4	29.32	N21°38'26"E
L5	41.76	N52°12'11"E
L6	168.05	N59°47'46"E
L7	54.23	N60°46'33"E
L8	42.70	N54°36'23"E

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- ▲ Iron Pin Found capped "JANES"
- ▲ Iron Pin Found 5/8" uncapped rebar
- Iron Pin Found capped "7224"
- Iron Pin Set capped "NEWMAN 8043"
- Notched Stone Found
- Iron Pin Found capped "ROUSH 7999"
- Iron Pin Found capped "SAWYER 6765"

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

