

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ronald Williams
DATE: 10/7/19

EXHIBIT A

Description of 5.00 Acres
New England Road Tract

Description of a tract of land situate the Ohio Company Purchase Town 7, Range 12,
Section 32, Bern Township, Athens County, Ohio.


Being lands deeded to Janet A. Brown,
Official Record Book 544, pages 2479-2482,
and being more fully described as follows:

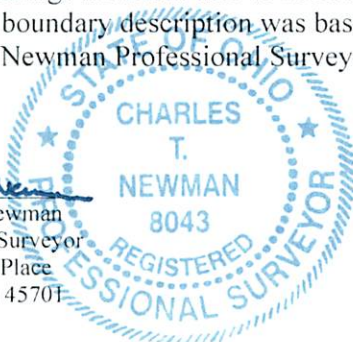
Commencing at the northwest corner of Section 32;
Thence S02°49'21"W 3237.70 feet to a point;
Thence S87°10'39"E 144.77 feet to a point in the center of County Road 48, New England Rd. and being
the point of beginning of the tract herein described;

- 1.) Thence N76°29'24"E 557.22 feet over the lands of Brown 554-2479 to an iron pin set,
passing iron pins set at 30.00 feet and 457.22 feet;
- 2.) Thence S23°03'59"W 716.44 feet over the lands of Brown 554-2479 to an iron pin set;
- 3.) Thence N71°06'12"W 276.51 feet to a point in the center of County Road 48,
passing an iron pin set at 251.51 feet;
- 4.) Thence N00°03'58"E 439.44 feet along the center of County Road 48 to the point of beginning
containing a total of 5.00 acres.

Parcel and Deed Reference:
Parent Parcel D010010034000
Deed 554-2479: Second Parcel, Third Tract

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 inch length number 5 rebar capped "NEWMAN PS-8043"
Basis of bearings the north line of Section 32, Ohio State Plane, South Zone, NAD 83 (2011)
The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor Registered PS-8043 on October 7, 2019.


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



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

OCT 08 2019

Jill Thompson
Athens County Auditor

Plat of Survey of (5) Tracts
Situatae Ohio Company Purchase Town 7, Range 12,
Bern Township, Athens County, Ohio.
Deeded to Janet A. Brown
Official Record Book 544, pages 2479-2482.



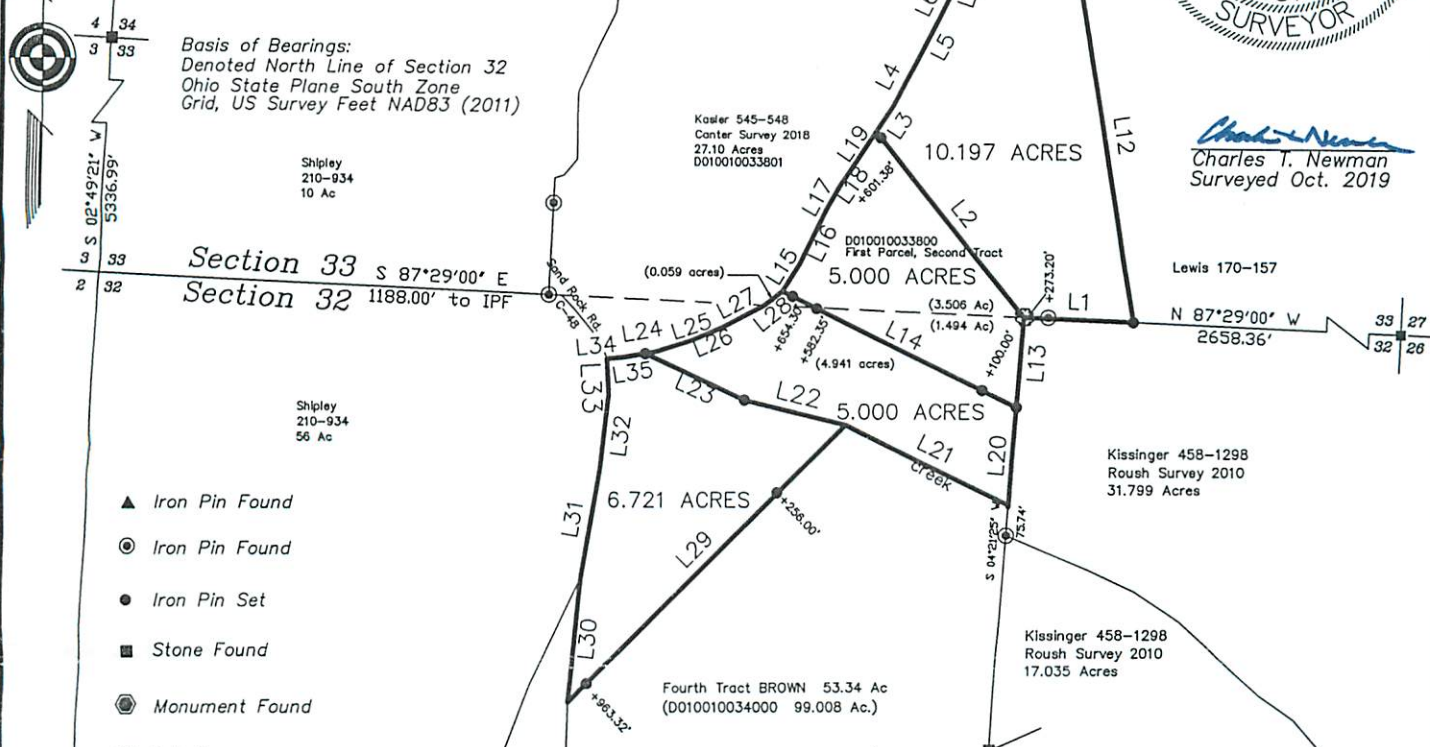
Charles T. Newman
Charles T. Newman
Surveyed Oct. 2019

Basis of Bearings:
Denoted North Line of Section 32
Ohio State Plane South Zone
Grid, US Survey Feet NAD83 (2011)



Section 33 S 87°29'00" E
Section 32 1188.00' to IPF

- ▲ Iron Pin Found
- Iron Pin Found
- Iron Pin Set
- Stone Found
- ⊙ Monument Found
- ⊗ Oak Tree



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BY: *Paul J. Sullivan*
DATE: 10/7/19

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°29'00"W	283.08
L2	N38°35'50"W	621.38
L3	N33°20'42"E	79.98
L4	N27°15'17"E	131.10
L5	N26°50'11"E	119.82
L6	N24°49'40"E	67.93
L7	N18°30'10"E	79.83
L8	N12°07'41"E	102.52
L9	N16°11'13"E	53.94
L10	N17°27'26"E	97.87
L11	S49°18'19"E	312.66
L12	S09°08'00"E	979.65
L13	S04°21'25"W	238.64
L14	N63°34'12"W	684.30
L15	N32°09'38"E	83.61
L16	N25°52'23"E	159.13
L17	N29°12'43"E	70.16
L18	N33°46'22"E	50.87
L19	N33°20'42"E	121.53
L20	S04°21'25"W	256.45
L21	N63°45'52"W	473.13
L22	N76°31'44"W	275.74
L23	N65°19'42"W	289.35
L24	N80°38'44"E	25.78
L25	N71°48'22"E	101.76
L26	N67°13'08"E	88.55
L27	N62°13'46"E	126.64
L28	N51°31'12"E	59.25
L29	S45°10'38"W	1031.44
L30	N05°49'15"E	327.93
L31	N09°41'20"E	296.14
L32	N06°37'53"E	186.78
L33	N03°01'08"W	94.39
L34	N83°55'10"E	42.39
L35	N80°38'44"E	59.44
L36	N76°29'24"E	557.22
L37	S23°03'59"W	716.44
L38	N71°06'12"W	276.51
L39	N00°03'58"E	439.44

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

Section 32

Second Parcel, Third Tract 46.80 Ac
(D010010034000 99.008 Ac.)
(Third Parcel, Fifth Tract 61.51 Ac.)
(D010010034100)

Fourth Tract BROWN 53.34 Ac
(D010010034000 99.008 Ac.)

Fair Chase 511-1718