

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perkins  
DATE: 5/13/19

Exhibit A  
41.00 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 7, Range 12, Section 7,  
Bern Township, Athens County, Ohio.  
Being a part of the lands deeded to Eric Silver and David Sincoff,  
Deed Volume 242, pages 202-205,  
and being more fully described as follows:

Commencing at a capped iron pin found at the southwest corner of said Section 7;  
Thence S89°58'40"E 752.40 feet along the southern boundary of Section 7 to an iron pin set at the point  
of beginning of the tract herein described;

- 1.) Thence N19°45'52"W 339.23 feet over the lands of Silver and Sincoff 242-202 to an iron pin set and  
continuing over said lands the following 4 courses;
- 2.) Thence N28°35'17"W 243.35 feet to an iron pin set;
- 3.) Thence N33°00'47"E 553.13 feet to an iron pin set;
- 4.) Thence N04°54'44"W 420.64 feet to an iron pin set;
- 5.) Thence S73°01'28"E 1396.87 feet to an iron pin set;
- 6.) Thence S20°10'55"E 223.38 feet to a point in the center of Township Road 190;
- 7.) Thence S05°53'15"W 349.03 feet to a point in the center of Township Road 190;
- 8.) Thence S07°19'46"E 201.97 feet to a point in the center of Township Road 190;
- 9.) Thence S21°10'31"W 123.55 feet to a point in the center of Township Road 190;
- 10.) Thence S02°04'39"W 136.25 feet to a point in the center of Township Road 190;
- 11.) Thence N89°58'40"W 1387.66 along the southern boundary of said Section 7 to the point of  
beginning containing a total of 41.00 acres.

Plat of survey is attached herewith and made a part thereof.  
Being subject to all prior easements, rights-of-way, and covenants of record.  
Basis of all bearings was derived from a prior survey being the denoted south boundary of Section 7.  
A True Meridian has NOT been determined.  
Iron Pins set are 30-inch length of number 5 rebar capped NEWMAN PS-8043.  
Survey completed by Charles T. Newman, Registered Professional Surveyor 8043 on May 13, 2019.

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



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

MAY 13 2019

Jill Thompson  
Athens County Auditor

Easement of 40 Feet in Width

"Exhibit B"

Situate Ohio Company Purchase, Town 7, Range 12, Section 7,  
Bern Township, Athens County, Ohio.

Said easement is over the lands deeded to Eric Silver and David Sincoff,  
Deed Book 242, pages 202-205.

Commencing at an iron pin found at the southwest corner of said Section 7 of Bern Township;  
Thence N00°10'44"W 2279.35 feet to the northwest corner of the 86.45 acre said tract deeded to  
Eric Silver and David Sincoff;

Thence N89°49'12"E 870.20 feet along the north boundary of said parcel to the point of beginning of the  
easement herein described;

Said easement is over and along an existing driveway, and being forty feet in width and being twenty feet  
on either side of the following described centerline;

- 1.) Thence S22°53'07"W 92.20 feet to a point;
- 2.) Thence S29°42'14"W 179.10 feet to a point;
- 3.) Thence S31°17'14"W 76.15 feet to a point;
- 4.) Thence S15°18'52"W 141.78 feet to a point;
- 5.) Thence S23°19'55"E 81.25 feet to a point;
- 6.) Thence S04°37'16"E 130.17 feet to a point;
- 7.) Thence S40°10'24"E 78.03 feet to a point;
- 8.) Thence S11°19'46"E 163.40 feet to an iron pin set at the northwest corner of a survey of a 41.00 acre  
tract and being the terminus of said easement.

Plat of survey is attached herewithin and made a part thereof.

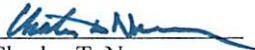
Subject to all prior easements, rights-of-way, covenants and agreements of record.

Basis of all bearings was derived from a prior survey being the denoted south boundary of Section 7.

A True Meridian has NOT been determined.

Iron pins set are 30-inch length number 5 rebar capped NEWMAN PS-8043.

Easement completed by Charles T. Newman, Registered Professional Surveyor on May 13, 2019.

  
Charles T. Newman  
Professional Surveyor S-8043  
66 Elmwood Place  
Athens, Ohio 45701

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413



Plat of Survey of 41.00 Acres  
Situating Ohio Company Purchase Town 7, Range 12,  
Section 7, Bern Township, Athens County, Ohio.  
Being a part of the lands deeded to:  
Eric Silver and David Sincoff,  
Deed Volume 242, pages 202-205.  
Parent Parcel D010010000404.



*Charles T. Newman*  
Charles T. Newman  
Surveyed May 2019

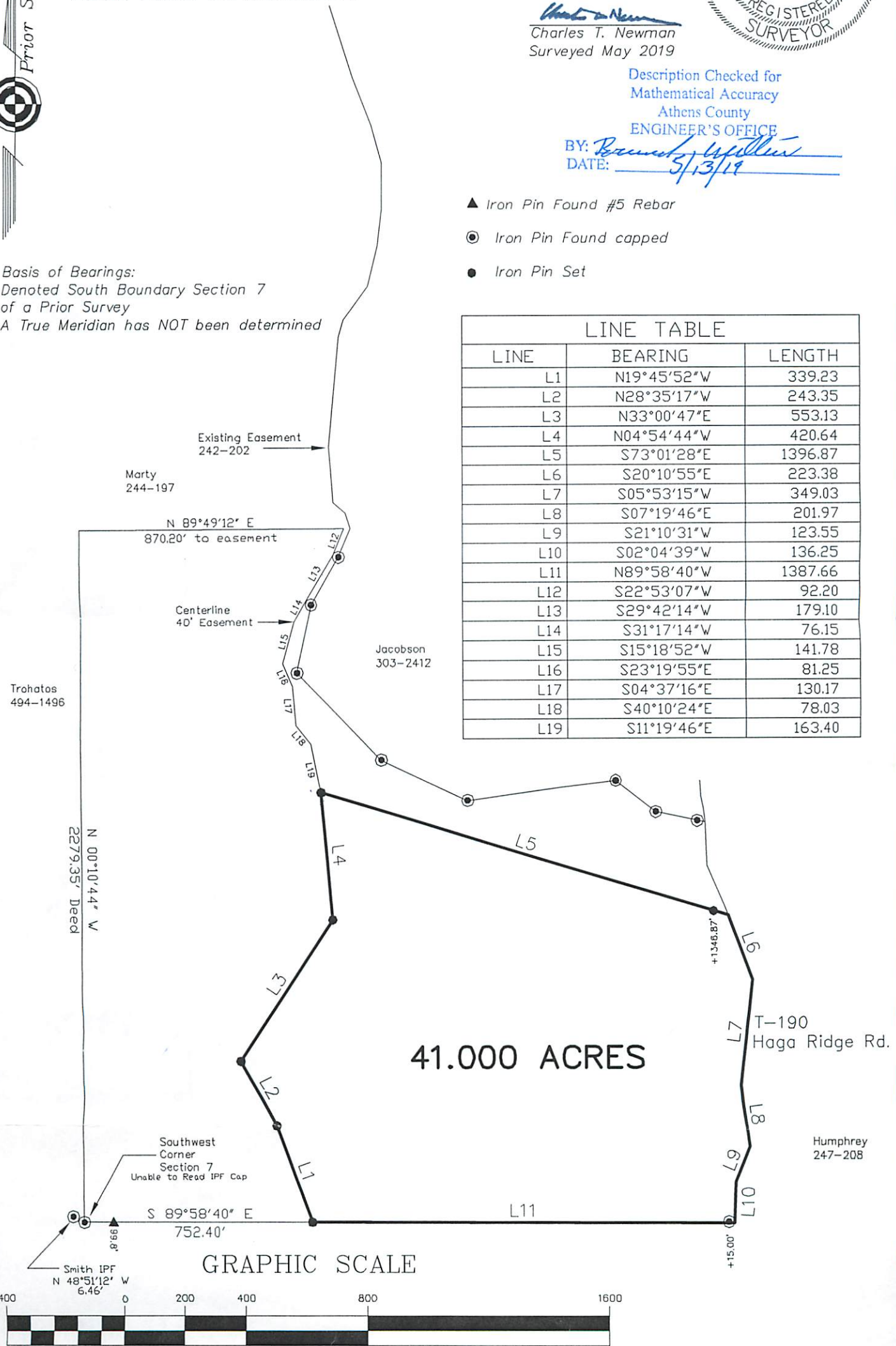
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Bryan J. Wetherill*  
DATE: 5/13/19

- ▲ Iron Pin Found #5 Rebar
- Iron Pin Found capped
- Iron Pin Set

Basis of Bearings:  
Denoted South Boundary Section 7  
of a Prior Survey  
A True Meridian has NOT been determined

LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°45'52"W	339.23
L2	N28°35'17"W	243.35
L3	N33°00'47"E	553.13
L4	N04°54'44"W	420.64
L5	S73°01'28"E	1396.87
L6	S20°10'55"E	223.38
L7	S05°53'15"W	349.03
L8	S07°19'46"E	201.97
L9	S21°10'31"W	123.55
L10	S02°04'39"W	136.25
L11	N89°58'40"W	1387.66
L12	S22°53'07"W	92.20
L13	S29°42'14"W	179.10
L14	S31°17'14"W	76.15
L15	S15°18'52"W	141.78
L16	S23°19'55"E	81.25
L17	S04°37'16"E	130.17
L18	S40°10'24"E	78.03
L19	S11°19'46"E	163.40



41.000 ACRES

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.