

0.191 Acres

"EXHIBIT B"

Description of an existing parcel of land situate Ohio Company Purchase, Town 11, Range 14, Fraction 2, Section 9, Trimble Township, Athens County, Glouster, Ohio.

Deeded to Bryon Graf II, Official Record Book 479, pages 1001-1002.

A Survey of existing Parcel M040140012200, and being more fully described as follows:

Commencing at a number 5 rebar found at the southeast corner of Lot 715 of the JR Allen's Addition to the Village of Sedalia (Glouster);

Thence S45°48'18"E 147.01 feet along Town Street to an iron pin found capped SVE 8127 at the point of beginning of the parcel herein described;

- 1.) Thence N34°40'31"E 95.00 feet along a common boundary to Beha 406-1286 to an iron pin found capped SVE 8127;
- 2.) Thence S61°49'10"E 15.46 feet along a common boundary to Browning to an iron pin set;
- 3.) Thence S23°20'19"W 17.40 feet along a common boundary to Downs 39-142 to a Mag-Nail set;
- 4.) Thence S65°56'35"E 66.74 feet along a common boundary to Downs 39-142 to an iron pin set;
- 5.) Thence S16°28'10"W 88.02 feet along the west right-of-way of West Main Street to a Mag-Mag nail set;
- 6.) Thence N59°36'22"W 112.19 feet along the north right-of-way of Town Street to the point of beginning containing a total of 0.191 acres.

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


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

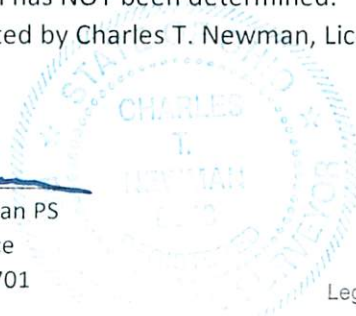
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings: JR Allen's Addition Lot 715 the denoted west boundary and Town Street.

A true meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 16, 2021.


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

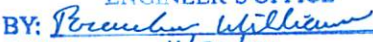


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 21 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/21/21

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

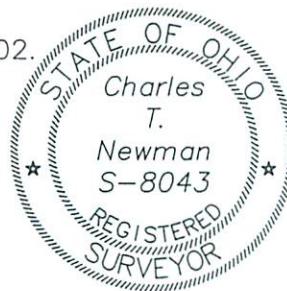
740-594-1884
740-591-5269

Plat of Survey of 0.191 Acres of an existing Parcel
Situat Ohio Company Purchase Town 11, Range 14, Fraction 2,
Section 9, Trimble Township, Athens County, Glouster, Ohio.
Being deeded to Bryon Graf II, Official Book 479, pages 1001-1002.
Parcel M040140012200.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scratch Williams*
DATE: 4/21/21

Charles T. Newman
Charles T. Newman
Surveyed April 16, 2021



JR Allen's Addition

713

714

715

Deed 77-454 overlaps
Browning's Deed 224-212
Title Search Recommended

Fultz
419-1985

Doak 537-883
Newman Survey 2017

Deed Referenced 77-454
Others may have rights to strip
Title Search Recommended

Browning
224-212
0.145 ACRES

Downs
39-142

Beha
406-1286
SVE Survey
2005

Graf
479-1001
0.191 ACRES

S 45°48'18" E
Basis of Bearings

Town Street 30'

147.01'

N 34°40'31" E
95.00'

S 65°56'35" E
66.74'

N 59°36'22" W
112.19'

W. Main Street

66.00'

△ Iron Pin Found #5 Rebar

▲ Mag-Nail Set

⊙ Iron Pin Found capped SVE 8127

● Iron Pin Set capped NEWMAN 8043

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°49'10"E	15.46'
L2	S23°20'19"W	17.40'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.