

BY: Barbara J. Miller
DATE: 10/8/20

11.374 Acres
Tract 3

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15,
Fraction 1 and Fraction 7, Lee Township, (Auditor's Section 10) Athens County, Ohio
and being more fully described as follows:

Deeded to Amos E. Borkholder and Edna A. Borkholder, Official Record Book 571, pages 2148-2149.

Commencing at an iron pin found at the northeast corner of said Fraction 31;
Thence S03°12'10"W 1140.15 feet along a common boundary to Borkholder 566-2511,
Laughlin 234-105, Stack 566-2286, and Tribe 267-1671 to an iron pin found, passing iron pins found at
298.89 feet and 871.15 feet;
Thence S86°06'44"E 325.52 feet along a common boundary to Tribe 267-1671 to an iron pin found;
Thence S86°21'17"E 752.71 feet along said common boundary to a point in the center of
County Road 10, Baker Rd, passing an iron pin found at 721.30 feet;
Thence S39°39'46"W 61.82 feet to a point in the center of said road;
Thence S39°39'46"W 465.01 feet to a point in the center of said road and being the point of beginning of
the tract herein described;
1.) Thence S40°33'53W 261.69 feet to a point in the center of County Road 10, Baker Rd;
2.) Thence S40°08'03"W 954.19 feet to a point in the center of said road;
3.) Thence S24°56'40"W 85.48 feet to a railroad spike found in the center of said road;
4.) Thence N04°15'57"E 1084.50 feet along a common boundary to Borkholder 571-2148 and
Borkholder 566-2511 to an iron pin found;
5.) Thence N00°07'48"E 182.51 feet along said common boundary to an iron pin set;
6.) Thence S86°21'17"E 370.00 feet over the lands of Borkholder 571-2148 to an iron pin set;
7.) Thence S57°40'56"E 438.94 feet, passing an iron pin set at 408.94 feet over said common boundary to
the point of beginning containing a total of 11.374 acres.

11.374 acres from Parent Parcel H010010015900
Fraction 7 (0.533 acres)
Fraction 1 (10.841 acres)

Ingress and Egress Easement being 20.00 feet in width.

Beginning at a point in the center of County Road 10 at the intersection of an existing driveway entrance
and being S03°40'15"W 329.54 feet from the southeast corner of Fraction 31.
Said Easement to follow the center of said driveway and being 10.00 feet left and 10.00 feet right of the
following (2) courses;

1.) Thence N01°11'59"E 296.92 feet along the center of said driveway to a point;
2.) Thence N03°45'41"E 1042.94 feet along the center of said driveway to a point at the terminus of said
Easement.

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


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

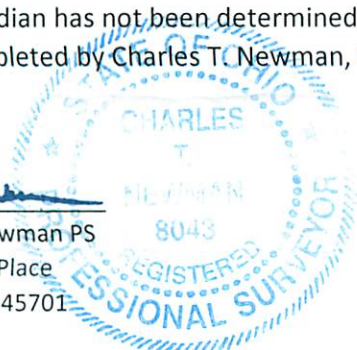
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted North line of Fraction 31

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 5, 2020.


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



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

OCT 13 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

Office 740-594-1884
Mobile 740-591-5269

Plat of Survey of (4) Tracts and being all of the lands deeded to:
Amos E. Borkholder and Edna A. Borkholder,
Official Record Book 571, pages 2148-2149, Parcel H010010015900 (17.51Ac.)
Official Record Book 566, pages 2511-2513, Parcel H010010016100 (81 Ac.)
Situat Ohio Company Purchase, Town 10, Range 15, Fraction 1, Fraction 7, and
Fraction 31, Lee Township, (Auditor's Section 10), Athens County, Ohio.



Charles T. Newman
Charles T. Newman
Surveyed 10/5/2020

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 10/8/20

Ennis
358-181

Bean
294-337

N450475.39
E2038865.01

N450369.48
E2040372.26



Ennis
358-181

Laughlin
234-105

Stack
566-2286

Tribe
267-1671

43.748 ACRES
Tract 1
Fr. 31 (43.086 Ac.)
Fr. 1 (0.496 Ac.)
Fr. 25 (0.166 Ac.)

20' Wide Easement
Existing Driveway

11.374 ACRES
Tract 3
Fr. 7 (0.533 Ac.)
Fr. 1 (10.841 Ac.)

Townsend 482-2006

- ▲ Railroad Spike Found
- Iron Pin Found #5 Rebar
- Iron Pin Set capped NEWMAN 8043
- Notched Stone Found

LINE TABLE		
LINE	BEARING	FEET
L1	S39°39'46"W	61.82'
L2	S39°39'46"W	465.01'
L3	S40°33'53"W	261.69'
L4	S40°08'03"W	954.19'
L5	S24°56'40"W	85.48'
L6	S24°56'10"W	62.70'

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.