

43.748 Acres
Tract 1

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15, Fraction 1 and Fraction 7 and Fraction 31, 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 566, pages 2511-2513.

Commencing at an iron pin found at the northeast corner of said Fraction 31;
Thence N85°58'51"W 1510.96 feet to an iron pin set;
Thence S03°52'58"W 681.77 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S84°55'13"E 723.53 feet over Borkholder 566-2511 to an iron pin set;
- 2.) Thence S20°36'37"W 412.07 feet over said lands to an iron pin set;
- 3.) Thence S44°22'56"E 763.33 feet over said lands to an iron pin set, passing an iron pin set at 480.96 feet;
- 4.) Thence N85°15'48"E 380.56 feet over said lands to an iron pin found;
- 5.) Thence S04°15'57"W 1084.50 feet along a common boundary to Borkholder 571-2148 and Borkholder 566-2511 to a railroad spike found in the center of County Road 10, Baker Rd;
- 6.) Thence S24°56'10"W 62.70 feet to a railroad spike found in the center of County Road 10;
- 7.) Thence N03°40'15"E 329.54 feet along a common boundary to Borkholder 566-2511 and Townsend 482-2006 to a point;
- 8.) Thence N85°59'23"W 1519.66 feet along said common boundary to a notched stone found, passing an iron pin set at 8.84 feet;
- 9.) Thence N03°52'58"E 1670.93 feet along a common boundary to Ennis 358-181 to the point of beginning containing a total of 43.748 acres.

Acreage of 43.748 being from Parent Parcel H010010016100
Fraction 31 (43.086 acres)
Fraction 1 (0.496 acres)
Fraction 25 (0.166 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.

Subject to an Ingress/Egress Easement to a 40.352-acre tract and a 11.374-acre tract.

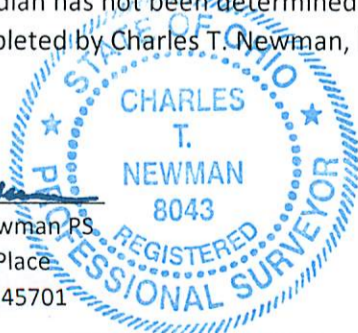
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

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
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.)

40.352 ACRES
Tract 2
Fr. 31 (39.003 Ac.)
Fr. 1 (1.349 Ac.)

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

5.000 ACRES
Tract 4
(1.220 acres)

20' Wide Easement
Existing Driveway

County Road 10
Baker Rd.

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

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

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'