

Tract 1  
431.165 Acres

Situate Ohio Company Purchase, Town 6, Range 12, Section 23 and Section 24, Rome Township, Athens County, Ohio.

Being a new tract of land created from combining existing parcels deeded to Edward Conley, Official Record Book 134, pages 318-335, and being all the (4) parcels of K010010035900, K010010036400, K010010034500 & K010010060100.

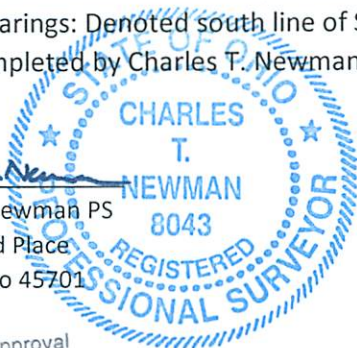
Beginning at a #5 rebar found at the northwest corner of said Section 23;

- 1.) Thence S85°41'58"E 1566.58 feet along a common line to Smith 348-777 to a #5 rebar found in an old roadbed T-232, passing a stone found at 1348.56 feet;
- 2.) Thence N41°41'49"E 176.44 feet to a # 5 rebar found in unimproved Township Road 232;
- 3.) Thence N22°05'15"E 417.41 feet to a #5 rebar found in unimproved Township Road 232;
- 4.) Thence N33°48'45"E 169.45 feet to a #5 rebar found in unimproved Township Road 232;
- 5.) Thence N33°58'45"E 157.34 feet to a #5 rebar found in unimproved Township Road 232;
- 6.) Thence N00°50'59"E 250.45 feet to a #5 rebar found in unimproved Township Road 232;
- 7.) Thence N07°22'49"W 255.14 feet to a #5 rebar found in unimproved Township Road 232;
- 8.) Thence N10°43'56"E 181.33 feet to a #5 rebar found in unimproved Township Road 232;
- 9.) Thence N19°45'18"E 255.70 feet to a #5 rebar found in unimproved Township Road 232;
- 10.) Thence N15°02'43"E 207.32 feet to a #5 rebar found in unimproved Township Road 232;
- 11.) Thence N88°36'00"E 338.80 feet along a common boundary to D. Conley 553-143 to a #5 rebar found, passing a #5 rebar found at 20.00 feet;
- 12.) Thence N04°29'18"E 708.32 feet to a #5 rebar found;
- 13.) Thence S87°12'53"E 793.12 feet to an iron pin set;
- 14.) Thence S00°27'52"W 317.62 feet to an iron pin set;
- 15.) Thence S87°12'53"E 825.00 feet to an iron pin set in rock;
- 16.) Thence N04°14'26"E 1681.50 feet to an iron pin set;
- 17.) Thence S86°28'39"E 1354.83 feet to an iron pin set;
- 18.) Thence S03°42'12"W 2520.99 feet along a common boundary to Harper 263-1303 and Big Woods 596-1955 to an iron pin found capped Gerstner, passing an iron pin found capped Gerstner at 302.80 feet;
- 19.) Thence S03°14'09"W 231.50 feet along a common boundary to E. Conley 134-318 deed tract 9 to an iron pin set;
- 20.) Thence N86°36'50"W 310.48 feet along a common line to E. Conley 142-931 to an iron pin set;
- 21.) Thence N86°36'50"W 1039.38 feet along a common boundary to J. Conley 553-1468 to a one-inch diameter pipe found;
- 22.) Thence S03°46'56"W 220.43 feet to an iron pin set;
- 23.) Thence S03°46'56"W 796.67 feet along a common boundary to E. Conley 595-716 to an iron pin set;
- 24.) Thence N86°26'50"W 35.35 feet to an iron pin set;
- 25.) Thence N86°26'50"W 294.14 feet along a common boundary to a 2-acre parcel of Jackson 358-141 to an iron pin set;

- 26.) Thence S03°46'56"W 294.14 feet to a one-inch diameter pipe found at fence corner;
  - 27.) Thence S86°26'50"E 155.91 feet to a one-inch diameter pipe found at a fence corner;
  - 28.) Thence S03°46'56"W 659.54 feet along a common boundary to J. Conley 533-1468 to an iron pin set;
  - 29.) Thence S86°43'08"E 58.40 feet to an iron pin found capped Robinson;
  - 30.) Thence S03°48'23"W 1004.07 feet along a common boundary to J. Conley to a #5 rebar found in the center of McGraw Rd. Township Rd. 232, passing an iron pin found capped Robinson at 969.02 feet;
  - 31.) Thence S53°39'53"W 545.95 feet to a point in Township Rd. 232;
  - 32.) Thence S48°20'57"W 153.76 feet to a point in center of Township Rd. 232;
  - 33.) Thence S48°24'55"W 85.57 feet to a point in the center of Township Rd. 232;
  - 34.) Thence S58°16'40"W 221.80 feet to a point in the center of Township RD. 232;
  - 35.) Thence S46°45'05"W 206.25 feet to a point in the center of Township Rd. 232;
  - 36.) Thence S54°45'05"W 262.13 feet to a point in the center of Township Rd. 232;
  - 37.) Thence S62°09'26"W 205.80 feet to a point in the center of Township Rd. 232;
  - 38.) Thence S74°24'32"W 60.35 feet to a point in the center of Township Rd. 232;
  - 39.) Thence S82°36'07"W 128.37 feet to a point in the center of Township RD. 232;
  - 40.) Thence S86°27'09"W 83.46 feet to a point in the center of Township Rd. 232;
  - 41.) Thence S87°57'42"W 82.22 feet to a point in the center of Township Rd. 232;
  - 42.) Thence S88°55'47"W 386.58 feet to a point in the center of Township RD. 232;
  - 43.) Thence N68°34'34"W 180.45 feet to a point in the center of Township Rd. 232;
  - 44.) Thence N52°57'19"W 158.41 feet to a point in the center of Township Rd. 232;
  - 45.) Thence N36°06'49"W 172.13 feet to a point in the center of Township RD. 232;
  - 46.) Thence S87°27'06"W 1514.26 feet along a common boundary to Norton 37-705 to a one-inch diameter pipe found in power transmission right-a-way, passing an iron pin set at 20.00 feet;
  - 47.) Thence N03°55'09"E 2730.61 feet along a common boundary to Fulks 533-1463 to the point of beginning containing a total of 431.165 acres.
- Acreages of 228.438 acres being in Section 23; Acreages of 202.727 acres being in Section 24.

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 number 5 rebar, 30-inches in length capped NEWMAN PS-8043  
 Basis of Bearings: Denoted south line of Section 24, a True Meridian has NOT been determined.  
 Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 4, 2023.

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



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Dani E. Shaw*  
 DATE: 1/12/23

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

**JAN 12 2023**

Jill Thompson  
 Athens County Auditor


Tract 2  
25.693 Acres

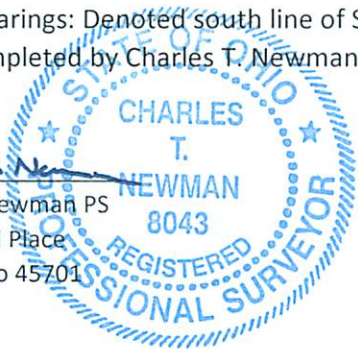
Situate Ohio Company Purchase, Town 6, Range 12, Section 24, Rome Township, Athens County, Ohio. Being a new tract of land created from combining existing parcels deeded to Edward Conley, Official Record Book 595, page 716 and Official Record Book 596, page 77<sub>MF</sub> and being all the (2) parcels K010010060800 & K010010061200.

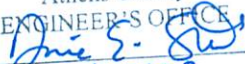
Commencing at a stone found at the southeast corner of said Section 24;  
Thence N86°26'50"W 310.47 feet to #5 rebar found at the point of beginning of the tract herein described;

- 1.) Thence N86°26'50"W 1074.71 feet along a common boundary to J. Conley 533-1468 to an iron pin set;
- 2.) Thence N03°46'52"E 294.14 feet along a common boundary to Jackson 358-141 to an iron pin set;
- 3.) Thence S86°26'50"E 35.35 feet along a common boundary to E. Conley 134-318 to an iron pin set;
- 4.) Thence N03°46'56"E 796.67 feet to an iron pin set;
- 5.) Thence S70°29'36"E 255.28 feet along a common boundary to J. Conley 533-1468 to an 8-inch spike set in unimproved Township Road 509;
- 6.) Thence N81°32'48"E 206.02 feet to an 8-inch spike set in unimproved Township Road 509;
- 7.) Thence N87°16'12"E 396.39 feet to an 8-inch spike set in unimproved Township Road 509;
- 8.) Thence S75°51'20"E 105.44 feet to an 8-inch spike set in unimproved Township Road 509;
- 9.) Thence S40°11'00"E 136.47 feet to a #5 rebar found in unimproved Township Road 509;
- 10.) Thence S03°46'57"W 988.89 feet along a common boundary to M. Conley 554-2431 to the point of beginning containing a total of 25.693 acres.

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 number 5 rebar, 30-inches in length capped NEWMAN PS-8043  
Basis of Bearings: Denoted south line of Section 24, a True Meridian has NOT been determined.  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 4, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/12/23

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

JAN 12 2023

Jill Thompson  
Athens County Auditor



Tract 3  
20.839 Acres

Situate Ohio Company Purchase, Town 6, Range 12, Section 18 and Section 24, Rome Township, Athens County, Ohio.

Being a new tract of land created from combining existing parcels deeded to Edward Conley, Official Record Book 134, pages 318-335 and Official Record Book 142, page 931, and being all the (4) parcels of K010010060700, K010010027000, K010010027100 & K010010027200.

Commencing at a stone found at the southeast corner of said Section 24;

Thence N86°26'50"W 310.47 feet to #5 rebar found;

Thence N03°46'57"E 988.89 feet to a #5 rebar found at the point of beginning of the tract herein described;

1.) Thence N03°46'56"E 325.37 feet along a common boundary with J. Conley to an iron pin set, passing an 8-inch spike set at 60.37 feet;

2.) Thence S86°36'50"E 310.48 feet along a common boundary with E. Conley 134-318 to an iron pin set;

3.) Thence N03°14'09"E 231.50 feet to an iron pin found capped Gerstner;

4.) Thence S63°42'17"E 1071.18 feet along a common boundary with Big Woods 596-1955 to an iron pin found capped Gerstner;

5.) Thence S03°34'30"W 730.28 feet to a #5 rebar found;

6.) Thence N66°39'59"W 950.23 feet along a common boundary to J. Conley 533-1468 to a #5 rebar found;

7.) Thence N81°28'28"W 94.87 feet along a common boundary to M. Conley 554-2431 to an 8-inch spike set in unimproved Township Road 509;

8.) Thence N81°28'30"W 75.99 feet to an 8-inch spike set in unimproved Township Road 509;

9.) Thence N61°17'48"W 102.92 feet to an 8-inch spike set in unimproved Township Road 509;

10.) Thence N30°41'38"W 249.80 feet to the point of beginning containing a total of 20.839 acres, Acreages of 17.251 acres are in Section 18.

Acreages of 3.588 acres are in Section 24.


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

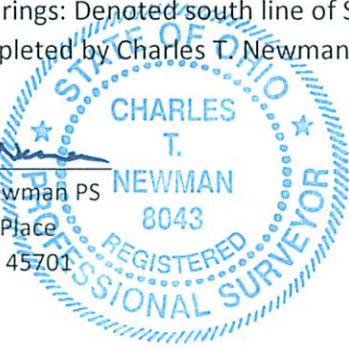
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043


Basis of Bearings: Denoted south line of Section 24, a True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 4, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 1/12/23

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

JAN 12 2023

Jill Thompson  
Athens County Auditor



Plat of Survey of (3) Tracts  
 Situate Ohio Company Purchase, Town 6, Range, 12, Sections 18, 23 & 24,  
 Rome Township, Athens County, Ohio.  
 Being deeded to Edward (Ed) Conley.  
 Said (3) Tracts being configured from the entirety of the following parcels.

- 1.) OR 134-318 Parcel K010010035900
- 2.) OR 134-318 Parcel K010010036400
- 3.) OR 134-318 Parcel K010010034500
- 4.) OR 134-318 Parcel K010010060100
- 5.) OR 595-716 Parcel K010010060800
- 6.) OR 596-77 Parcel K010010061200
- 7.) OR 142-931 Parcel K010010060700
- 8.) OR 134-318 Parcel K010010027000
- 9.) OR 134-318 Parcel K010010027100
- 10.) OR 134-318 Parcel K010010027200

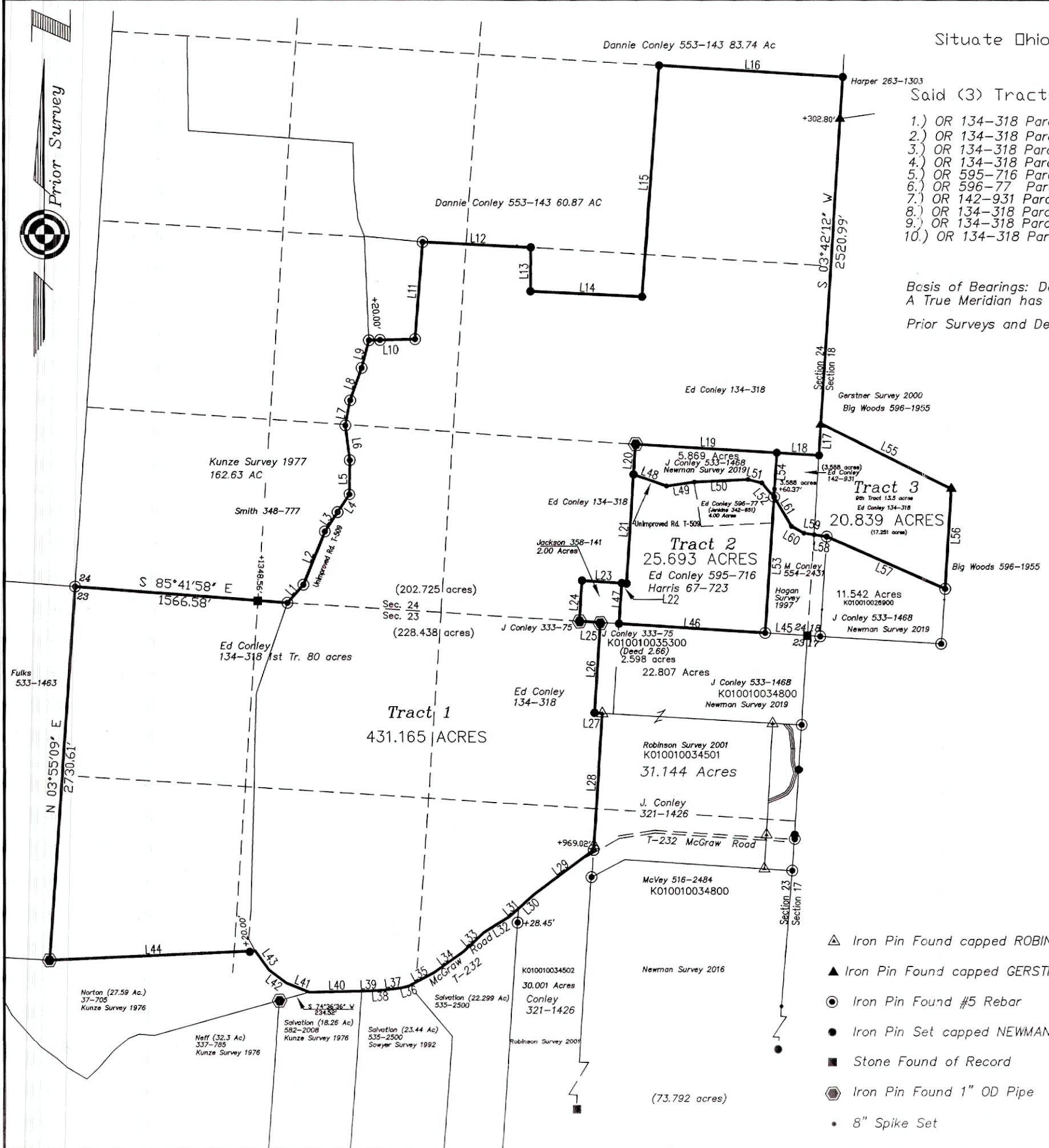
Basis of Bearings: Denoted south line of Section 24  
 A True Meridian has NOT been determined.  
 Prior Surveys and Deeds used as noted on Survey Plat.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°41'49"E	176.44'
L2	N22°05'15"E	417.41'
L3	N33°48'45"E	169.45'
L4	N33°58'45"E	157.34'
L5	N00°50'59"E	250.45'
L6	N07°22'49"W	255.14'
L7	N10°43'56"E	181.33'
L8	N19°45'18"E	255.70'
L9	N15°02'43"E	207.32'
L10	N88°36'00"E	338.80'
L11	N04°29'18"E	708.32'
L12	S87°12'53"E	793.12'
L13	S00°27'52"W	317.62'
L14	S87°12'53"E	825.00'
L15	N04°14'26"E	1681.50'
L16	S86°28'39"E	1354.83'
L17	S03°14'09"W	231.50'
L18	N86°36'50"W	310.48'
L19	N86°36'50"W	1039.38'
L20	S03°46'56"W	220.43'
L21	S03°46'56"W	796.67'
L22	N86°26'50"W	35.35'
L23	S86°26'50"E	294.14'
L24	S03°46'56"W	294.14'
L25	S86°26'50"E	155.91'
L26	S03°46'56"W	659.54'
L27	S86°43'08"E	58.40'
L28	S03°48'23"W	1004.07'
L29	S53°39'53"W	545.95'
L30	S48°20'57"W	153.76'
L31	S48°24'55"W	85.57'
L32	S58°16'40"W	221.80'
L33	S46°45'05"W	206.25'
L34	S54°45'05"W	262.13'
L35	S62°09'26"W	205.80'
L36	S74°24'32"W	60.35'
L37	S82°36'07"W	128.37'
L38	S86°27'09"W	83.46'
L39	S87°57'42"W	82.22'
L40	S88°55'47"W	386.58'
L41	N68°34'34"W	180.45'
L42	N52°57'19"W	158.41'
L43	N36°06'49"W	172.13'
L44	S87°27'06"W	1514.26'
L45	N86°26'50"W	310.47'
L46	N86°26'50"W	1074.71'
L47	N03°46'52"E	294.14'
L48	S70°29'36"E	255.28'
L49	N81°32'48"E	206.02'
L50	N87°16'12"E	396.39'
L51	S75°51'20"E	105.44'
L52	S40°11'00"E	136.47'
L53	S03°46'57"W	988.89'
L54	N03°46'56"E	325.37'
L55	S63°42'17"E	1071.18'
L56	S03°34'30"W	730.28'
L57	N66°39'59"W	950.23'
L58	N81°28'28"W	94.87'
L59	N81°28'30"W	75.99'
L60	N61°17'48"W	102.92'
L61	N30°41'38"W	249.80'

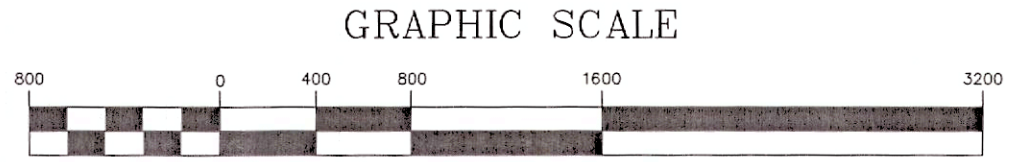


*Charles T. Newman*  
 Charles T. Newman  
 Surveyed Jan 2023

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Eric E. Sizer*  
 DATE: 11/2/23



- ▲ Iron Pin Found capped ROBINSON 8049
- ▲ Iron Pin Found capped GERSTNER 6344
- Iron Pin Found #5 Rebar
- Iron Pin Set capped NEWMAN 8043
- Stone Found of Record
- ⊙ Iron Pin Found 1" OD Pipe
- 8" Spike Set



( IN FEET )  
 1 inch = 800 ft.

740-594-1884  
 740-591-5269

66 Elmwood Place  
 Athens, Ohio 45701

C. TIM NEWMAN  
 Professional Surveyor

