

84.352 Acres

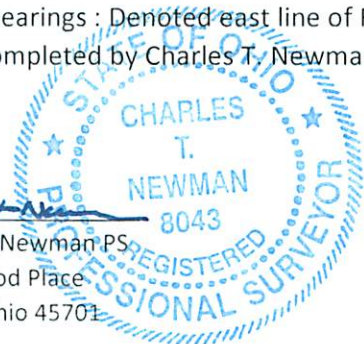
Description of a tract of land situate Ohio Company Purchase, Town 6, Range 12, Fraction 17 and Fraction 23, Auditor's Section 22, Rome Township, Athens County, Ohio. Being deeded to Tracy Skellett and Gary Norris, Official Record Book 462, pages 289-290, and being a part of the First Tract and Second Tract .


- 1.) Beginning at an iron pin found at the southeast corner of said Fraction 17;
- 2.) Thence S89°24'14"W 1764.72 feet along the south boundary of Fraction 17 and being a common boundary to Skellett/Norris 462-289, Murphree 560-922, Sabo 505-245, and Starr 330-2100 to an iron pin set in a small stream, passing a stone found at 977.67 feet;
- 3.) Thence N21°40'56"E 1491.70 over the lands of Skellett/Norris 462-289 to an iron pin set, passing an iron pin set at 66.34 feet;
- 4.) Thence N00°21'37"W 642.74 feet over said lands to a point in the center of Sharps Run Road, Township Road 231, passing an iron pin set at 627.30 feet;
- 5.) Thence N00°21'37"W 693.64 feet over said lands to an iron pin set;
- 6.) Thence N89°24'14"E 1215.69 feet along a common boundary to Skellett/Norris 462-289 and Orazen 367-195 to an iron pin set;
- 7.) Thence S00°07'57"E 2716.80 feet, passing an iron pin set at 934.90 feet and passing a stone found at 2226.81 feet, along the east boundary of Fraction 23 and Fraction 17 and being a common boundary to Skellett/Norris 462-289, Orazen 295-936, Mitchell 540-944, Elasky 328-199, and Skelley 539-2502 to the point of beginning containing a total of 84.352 acres.

14.667 acres are in Fraction 23
69.685 acres are in Fraction 17

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 east line of Fraction 23
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 14, 2020.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/16/20

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

DEC 18 2020

Jill Thompson
Athens County Auditor

Exhibit A

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 168.704 acres divided into (4) Tracts, Situate Ohio Company Purchase, Town 6, Range 12, Fraction 17 and Fraction 23, Auditor's Section 22, Rome Township, Athens County, Ohio. Being deeded to Tracy Skellett and Gary Norris, Official Record Book 462, pages 289-290, and being all of the lands of the First Tract and the Second Tract. Tax Parcels K010010059200 and K010010059100



Charles T. Newman
Charles T. Newman
Surveyed December 2020

Basis of Bearings:
Denoted east boundary of Fraction 17
A True Meridian has NOT been determined

Prior Surveys:
County Survey 1872 Bk. 4/258
W.E. Peters Survey 1888 Bk. 5/62
S. H. Hibbard Survey 1901 Bk. 6-396
Cannon Land Surveying 2002
Whaley Survey 1975

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bramble Intelligence*
DATE: 12/16/20

