

5.347 Acres

Situate Ohio Company Purchase, Town 11, Range 14, Section 3, Trimble Township, Athens County, Ohio.

Being a new tract created from part of the lands deeded to: Michael L. Ward and Tamara L. Spencer-Ward, Official Record Book 513, pages 2563-2565, Parent Parcel M010010010000;

And with all of existing parcel deeded to Michael L. Ward and Tamara L. Spencer-Ward, Official Record Book 523, pages 2442-2446, Parcel M010010010003.

Commencing at a notched stone found at the southwest corner of the Southeast Quarter of Section 3; Thence S84°01'57"E 1566.65 feet along the assumed south line of Section 3 to an iron pin found capped England;

Thence N08°58'37"E 487.83 feet along a common boundary to Tressel 369-1907 to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N08°58'37"E 160.96 feet along a common boundary to Tressel 369-1907 to an iron pin found capped England;
- 2.) Thence N84°19'55"W 231.17 feet along said common boundary to an iron pin found capped Branner;
- 3.) Thence N07°21'57"E 261.69 feet along a common boundary to Tressel 501-492 to an iron pin found capped Branner;
- 4.) Thence S84°14'30"E 396.06 feet along said common boundary to an iron pin set;
- 5.) Thence S84°14'31"E 228.12 feet along said common boundary to a point in the center of Fierce Ridge Road, Township Rd. 346, passing iron pins found at 172.88 feet and at 202.22 feet;
- 6.) Thence S03°50'58"W 382.12 feet to a point in the center of Township Road 346;
- 7.) Thence S02°44'28"W 44.02 feet to a point in the center of Township Road 346;
- 8.) Thence N83°42'36"W 424.45 feet, (passing iron pins set at 30.00 feet and at 175.55 feet) to the point of beginning containing a total of 5.347 feet.

Acreages of 2.00 acres from parcel M010010010003.

Acreages of 3.347 acres from parcel M010010010000.

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

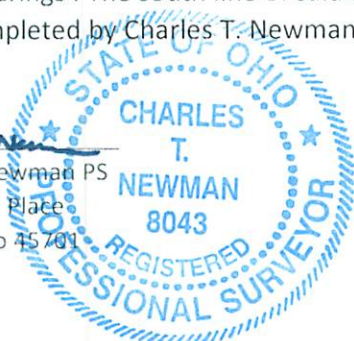
Subject to all easements, rights-of-way, covenants and agreements of record.

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

Basis of bearings : The south line of said Section 3 where a true meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 27, 2022.

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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Donna E. Shaw
DATE: 10/31/22

OCT 31 2022

Jill Thompson
Athens County Auditor

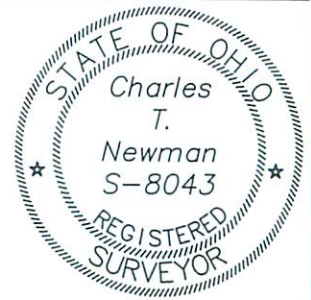
C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

(740) 594-1884

Plat of Survey of (2) Tracts
Situating Ohio Company Purchase, Town 11, Range 14, Section 3,
Trimble Township, Athens County, Ohio.

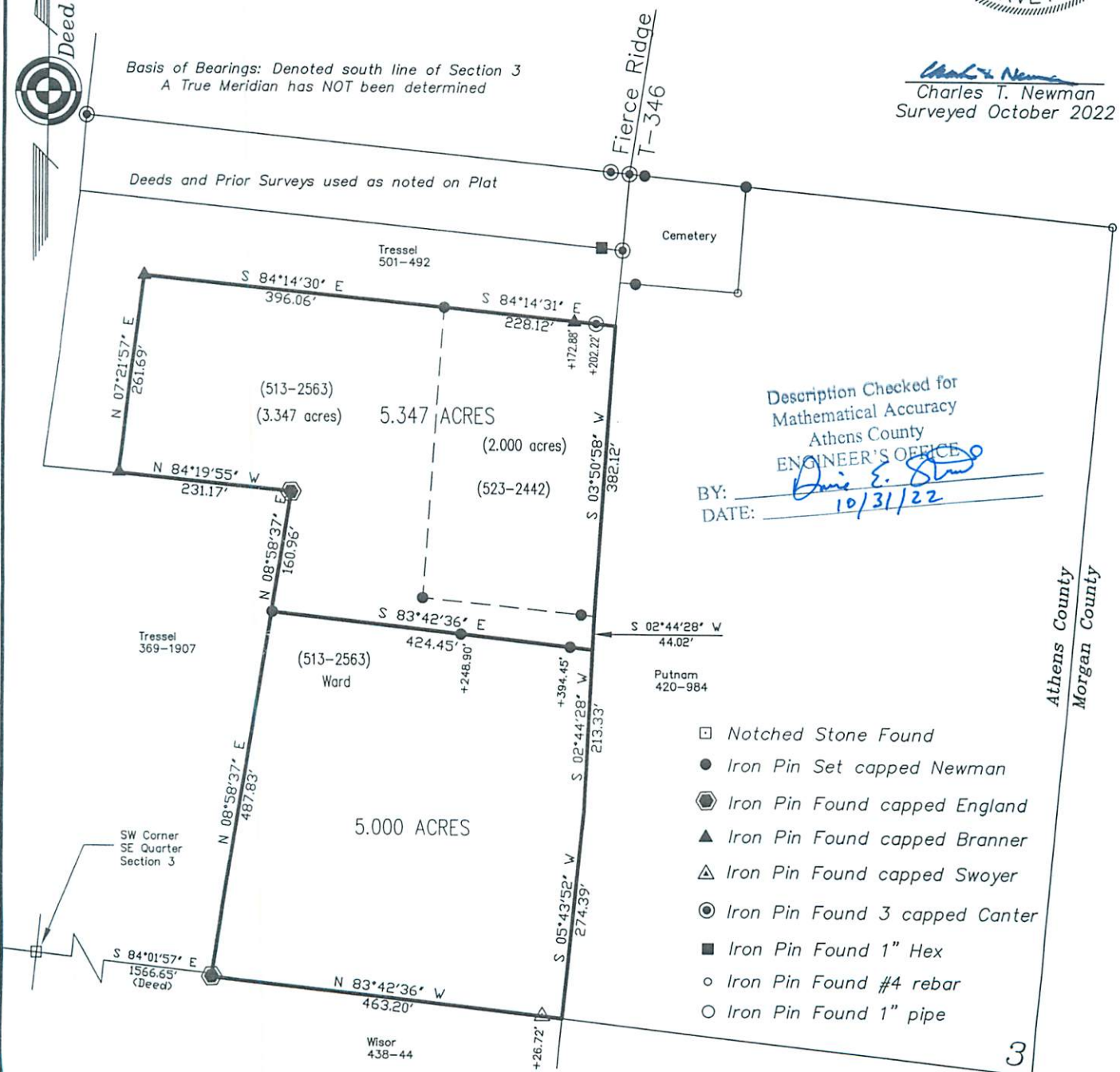
Being all the lands deeded to:
Michael L. Ward and Tamara L. Spencer-Ward,
Official Record Book 523, pages 2442-2446,
Official Record Book 513, pages 2563-2565,
Parent Parcels M010010010003 and M010010010000.



Charles T. Newman
Charles T. Newman
Surveyed October 2022

Basis of Bearings: Denoted south line of Section 3
A True Meridian has NOT been determined

Deeds and Prior Surveys used as noted on Plat



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Daniel E. Stone*
DATE: 10/31/22

Athens County
Morgan County

- ☐ Notched Stone Found
- Iron Pin Set capped Newman
- ⊕ Iron Pin Found capped England
- ▲ Iron Pin Found capped Branner
- △ Iron Pin Found capped Swoyer
- ⊙ Iron Pin Found 3 capped Canter
- Iron Pin Found 1" Hex
- Iron Pin Found #4 rebar
- Iron Pin Found 1" pipe

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Canter Survey 1998

3
2