


6.855 Acres
Exhibit "A"

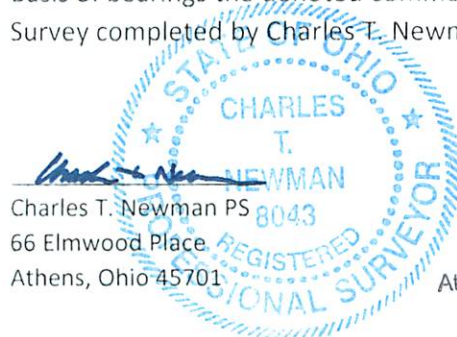
Description of a tract of land situate Ohio Company Purchase, Town 5, Range 11, Section 10, Fraction 4, Troy Township, Athens County, Ohio.
Being part of a parcel of land deeded to Ernest T. Cale and Rebecca G. Cale,
Official Record Book 397, pages 2101-2102, Parent Parcel L010010042000.

Commencing at a 1-inch diameter pipe found at the northeast corner of said Fraction 4;
Thence S02°55'04"W 1415.60 feet along the east line of Fraction 4 and the west line of Section 4,
passing a one-inch diameter pipe found at 181.70 feet and a one-inch diameter pipe found at 487.40 feet
to an iron pin set at State Route 124 station 257+07.96, left 57.02 feet, and being the point of beginning
of the tract herein described;

- 1.) Thence along a curve to the left having a radius of 430.40 feet, length of 33.92 feet, chord bearing of S19°39'41"W and chord distance of 33.91 feet to a point on the west right-of-way of State Route 124 and being station 256+75.96 at 56.02 feet left;
- 2.) Thence S28°22'20"W 68.06 feet to an iron pin set at State Route 124 station 256+12.97 at 56.02 feet left;
- 3.) Thence N29°33'53"W 767.98 feet over the lands of Cale 397-2101 to an iron pin set;
- 4.) Thence N08°58'22"W 301.84 feet over the lands of Cale to an iron pin set;
- 5.) Thence N83°20'16"E 470.21 feet over the lands of Cale to an iron pin set;
- 6.) Thence S00°10'03"E 928.88 feet over the lands of Cale to the point of beginning containing a total of 6.855 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.
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"
Basis of bearings the denoted common line to Section 4 and Fraction 4.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 2, 2021.


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



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

APR 06 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/5/21

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey Of 6.855 Acres
Situat Ohio Company Purchase, Town 5, Range 11, Section 10,
Fracion 4, Troy Township, Athens County, Ohio.
Deeded to Ernest T. Cale and Rebecca G. Cale,
Official Record Book 397, pages 2101-2102.
Being a part of Parcel L010010042000.

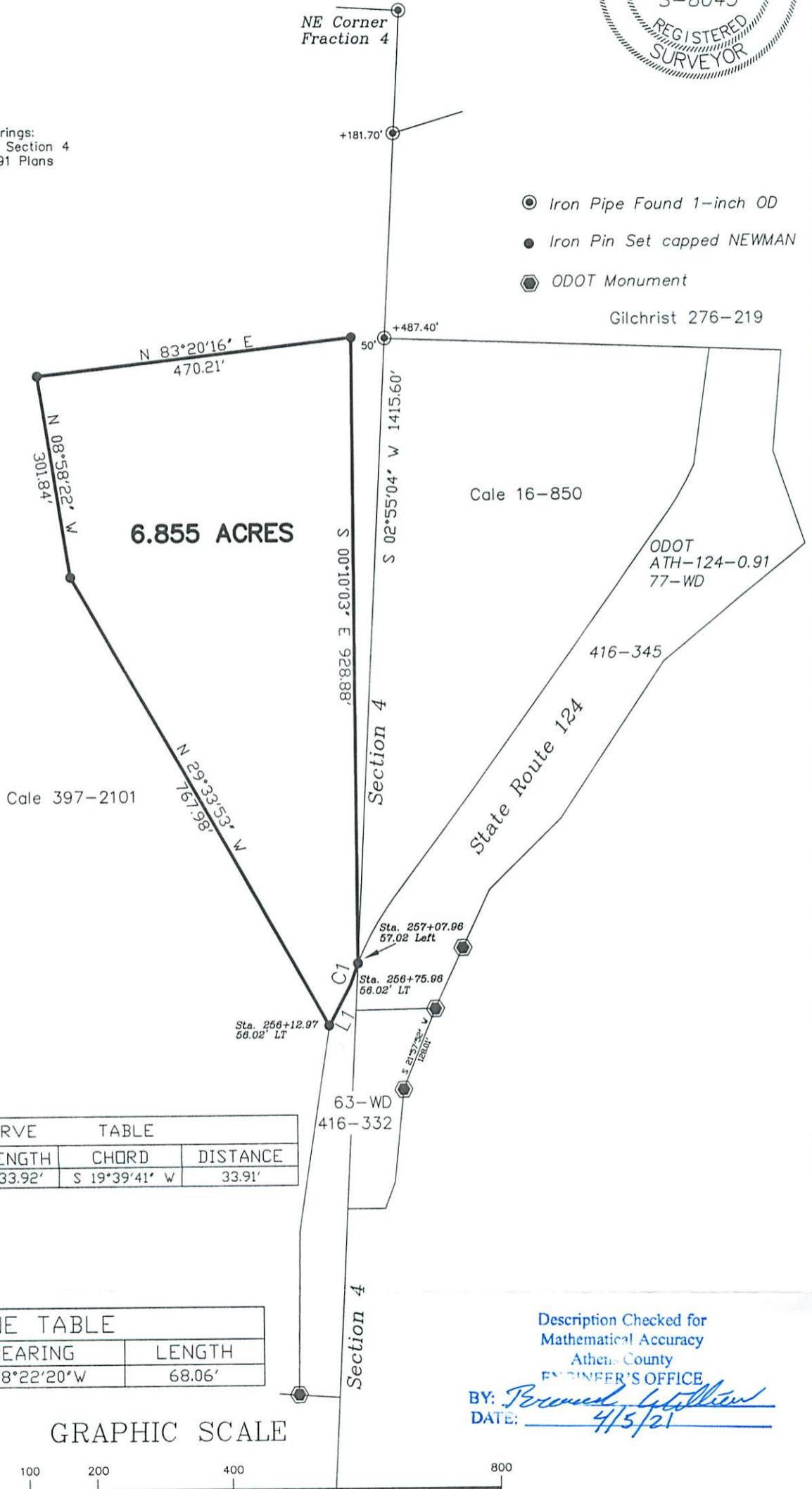
Charles T. Newman
Charles T. Newman
Surveyed 4/2/2021



Prior Survey

Basis of Bearings:
West Line of Section 4
ATH-124-0.91 Plans
ODOT

- Iron Pipe Found 1-inch OD
- Iron Pin Set capped NEWMAN
- ⬢ ODOT Monument



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DISTANCE
C1	430.40'	33.92'	S 19°39'41" W	33.91'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°22'20" W	68.06'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bronson Littlejohn*
DATE: 4/5/21