

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:         Dennis E. Shaw          
DATE:         12/5/14        

DEC 05 2014

Description of 49.997 Acres

Jill Thompson  
Athens County Auditor


Description of a parcel of land situated in Range 15, Town 12, Section 26, of the Ohio Company Purchase, York Township, Athens County, Ohio, and being more fully described as follows:

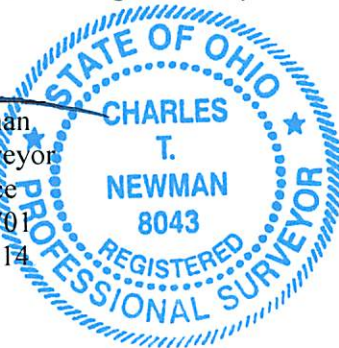
Commencing at a stone found at the southwest corner of said Section 26;  
Thence N00°34'06"W 1360.30 feet along the west line of Section 26 to an iron pin found capped "England 7452."  
Thence N00°34'06"W 1368.44 feet continuing along said Section line to an iron pin set;  
Thence N00°34'06"W 997.80 feet continuing along said Section line to a stone found;  
Thence N88°41'10"E 383.53 feet along the grantor's north line to a point at a fence intersection;  
Thence N88°41'10"E 620.60 feet along the grantor's north line to an iron pin set at the place of beginning of the tract herein described;

- 1.) Thence N88°41'10"E 622.06 feet along a common line to (Scioto Land Co. 392/388) and (Troyer 494/2065) to a stone found;
- 2.) Thence N03°03'15"W 77.22 along a common line to (Scioto Land Co. 392/388) and (Troyer 494/2065) to an iron pin set;
- 3.) Thence N12°21'32"E 269.30 feet along a common line to (Scioto Land Co. 392/388) and (Troyer 494/2065) to an iron pin set;
- 4.) Thence N88°56'44"E 186.12 feet along the north line of Tract 2, and the south line of Tract 4 of (Troyer 494/2065) to a steel axle found;
- 5.) Thence N88°56'44"E 777.33 feet along a common line to (McManus 421/932) and (Troyer 494/2065) to a steel axle found;
- 6.) Thence S01°12'43"E 1638.27 feet along a common line to (Edwards 475/1111), (Arnold 212/291) and (Troyer 494/2065) to a point in the center of Township Road 270, passing an axle found at 1359.30 feet assumed to be the center of said Section, and passing a steel bar at 1571.72 feet;
- 7.) Thence S60°48'07"W 77.33 feet and continuing along the center of said road the following (7) courses;
- 8.) Thence S78°28'55"W 126.98 feet to the center of said road;
- 9.) Thence S87°18'30"W 287.90 feet to the center of said road;
- 10.) Thence S80°31'17" W 54.05 feet to the center of said road;
- 11.) Thence S73°26'35"W 42.36 feet to the center of said road;

- 12.) Thence S59°57'27"W 41.06 feet to the center of said road;
- 13.) Thence S47°42'27"W 123.72 feet to the center of said road;
- 14.) Thence S35°21'00"W 107.18 feet to the center of said road;
- 15.) Thence N53°58'51"W 287.83 feet over the lands of (Troyer 494/2065) to an iron pin set, passing an iron pin set at 20.00 feet;
- 16.) Thence N10°01'09"E 392.70 feet over the lands of (Troyer 494/2065) to an iron pin set;
- 17.) Thence S89°16'09"W 314.40 feet over the lands of (Troyer 494/2065) to an iron pin set;
- 18.) Thence N23°18'40"W 1091.70 feet over the lands of (Troyer 494/2065) to the place of beginning containing 49.997 acres.

Deed Referenced: Book 494, Pages 2065-2068 (Tract 2) of the Athens County Recorder's Official Record  
Prior Athens County Auditor's Identification Number Referenced: P010010016300  
Iron Pins Set are 5/8" x 30" steel and capped "NEWMAN 8043"  
Subject to all easements, rights-of-way and covenants and agreements of record.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701  
November 30, 2014

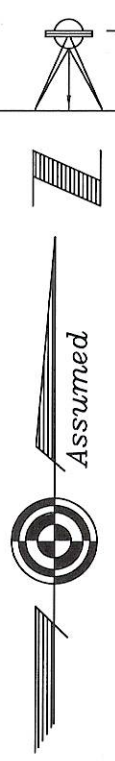




C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

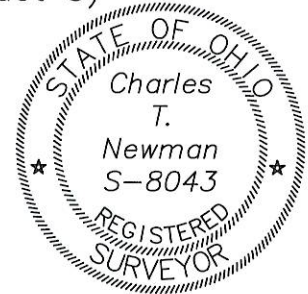
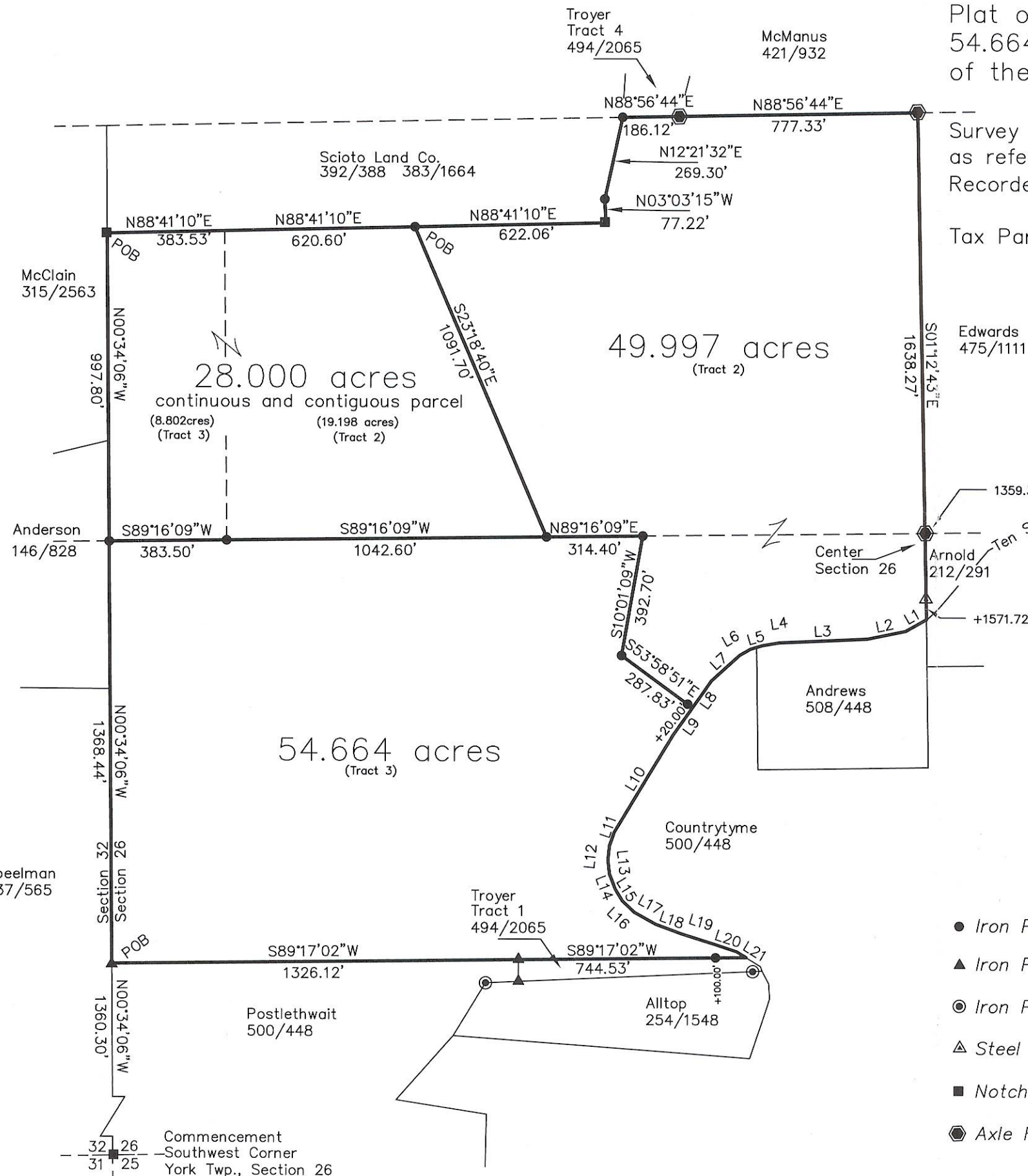
740-594-1884  
FAX 740-594-9413



Plat of Survey of (3) parcels being 28.000 acres, 49.997 acres and 54.664 acres all situated in Range 15, Town 12, Section 26, of the Ohio Company Purchase, York Township, Athens County, Ohio.

Survey Plat of said (3) parcels includes all of the lands of Tract 2 and Tract 3 as referenced in a deed to Sam Troyer found in the Athens County Recorder's Office, Official Record Book 494, Pages 2065-2068

Tax Parcel Numbers: P010010016300 (Tract 2), P010010016500 (Tract 3)



*Charles T. Newman*  
Charles T. Newman  
Surveyed November 2014

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

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Athens County Auditor

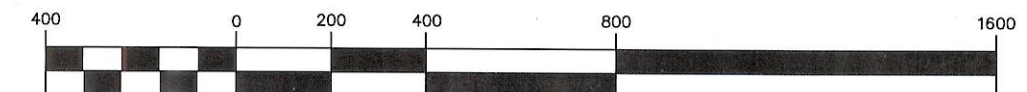
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ENGINEER'S OFFICE

BY: *Denise E. Stov*  
DATE: 12/11/2014

- Iron Pin Set 5/8" capped "NEWAMN 8043"
- ▲ Iron Pin Found Capped "England"
- ⊙ Iron Pin Found 5/8" Rebar
- △ Steel Bar Found 1"x 1/2"
- Notched Stone Found
- ⊕ Axle Found

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 77.33  | S60°48'07"W |
| L2         | 126.98 | S78°28'55"W |
| L3         | 287.90 | S87°18'30"W |
| L4         | 54.05  | S80°31'17"W |
| L5         | 42.36  | S73°26'35"W |
| L6         | 41.06  | S59°57'27"W |
| L7         | 123.72 | S47°42'27"W |
| L8         | 107.18 | S35°21'00"W |
| L9         | 109.85 | S35°21'00"W |
| L10        | 368.48 | S31°08'24"W |
| L11        | 46.70  | S19°19'26"W |
| L12        | 46.23  | S05°48'28"W |
| L13        | 44.80  | S06°06'21"E |
| L14        | 53.06  | S21°11'33"E |
| L15        | 44.48  | S31°29'25"E |
| L16        | 55.64  | S47°10'06"E |
| L17        | 78.53  | S61°27'21"E |
| L18        | 90.74  | S70°06'56"E |
| L19        | 111.59 | S72°57'42"E |
| L20        | 77.13  | S71°53'59"E |
| L21        | 36.42  | S58°49'41"E |

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.