

JUL 09 2018

Description of 13.336 Acres


Jill Thompson
Athens County Auditor

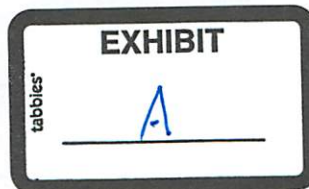
Description of a tract of land situate the Ohio Company Purchase Town 12, Range 15,
Section 21, York Township, Athens County, Ohio.
Being part of the land deeded to James Thomas McKnight Etal.
Official Record Book 543, pages 200-203, being all of the 2nd Tract and 11.941 acres of the 3rd Tract.
Auditor Parcels: P010010037101 and P010010037200


Commencing at the southeast corner of Fraction 26 of said Section 21;
Thence N87°32'00"W 396.00 feet to a point on the east boundary of Fraction 8 of said Section;
Thence S04°44'31"W 1254.08 feet to an iron pin set at the point of beginning of the tract herein
described;

- 1.) Thence S75°00'38"E 80.00 feet to an iron pin found;
- 2.) Thence S06°30'59"W 927.93 feet along a common boundary to McKnight 543-200 and
Poston School 480-2406 to a railroad spike found in the center of County Road 73 (Wolfe-Bennett Rd.),
passing iron pins found at 640.66 feet and 895.72 feet;
- 3.) Thence S73°14'01"W 53.68 feet to a railroad spike found in the center of County Road 73;
- 4.) Thence N02°25'35"W 190.42 feet along a common boundary to McKnight 459-2631 and
McKnight 543-200 to an iron pin set;
- 5.) Thence N72°31'04"W 691.02 feet along said common boundary to an iron pin set;
- 6.) Thence N07°34'46"E 740.50 feet over the lands of McKnight 543-200 to an iron pin set;
- 7.) Thence S75°00'38"E 671.78 feet over the lands of McKnight to the point of beginning containing a
total of 13.336 acres. Tract to remain contiguous and continuous with the six acres to the south now
deeded to James Thomas McKnight 459-2631.

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 30 inches length number 5 rebar capped "NEWMAN PS-8043"
Basis of bearings used is of a prior deed of the east boundary of Fraction 8 as S06°30'59"W.
The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor 8043 on July 3, 2018.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/3/18

Easement of 20 Feet in Width for Ingress and Egress

Description of an easement situate Ohio Company Purchase Town 12, Range 6, Fraction 8, Section 21, York Township, Athens County, Ohio.

Said easement is for right-of-way purposes over the lands deeded to James Thomas McKnight, Official Record Book 459, page 2631 and McKnight Etal 543-200.


Commencing at the southeast corner of Fraction 26 of said Ohio Company Purchase Town 5, Range 15, Section 21, York Township;
Thence N87°32'00"W 396.00 feet to a point on the east boundary of Fraction 8;
Thence S04°44'31"W 1254.08 feet to an iron pin set and being the point of beginning of the easement herein described. Said easement to be over the course of an existing stone utility access road and being twenty feet in width and being ten feet on either side of the following described nine courses;

- 1.) Thence S06°50'09"W 66.61 feet to a point in the center of utility access road;
- 2.) Thence S00°03'15"W 95.34 feet to a point in the center of said road;
- 3.) Thence S19°33'23"W 150.89 feet to a point in the center of said road;
- 4.) Thence S09°12'33"E 109.87 feet to a point in the center of said road;
- 5.) Thence S00°36'43"W 54.87 feet to a point in the center of said road;
- 6.) Thence S08°57'37"W 70.67 feet to a point in the center of said road;
- 7.) Thence S00°36'15"W 114.11 feet to a point in the center of said road;
- 8.) Thence S16°05'39"W 121.74 feet to a point in the center of said road;
- 9.) Thence S05°16'34"E 188.26 to a point in the center of Township Road 73, Wolfe-Bennett Rd. and being the terminus of the easement.

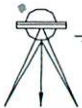
Plat of Easement is attached herewith and made a part thereof.

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

The above easement description was based on an actual field survey and completed by Charles T. Newman Registered Professional Surveyor 8043 on July 2, 2018.


Charles T. Newman
Professional Surveyor S-8043
66 Elmwood Place
Athens, Ohio 45701





C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 13.336 Acres
Situating Ohio Company Purchase Town 12, Range 15, Fraction 8,
Section 21, York Township, Athens County, Ohio
Being part of the lands deeded to James Thomas McKnight Etal,
Official Record Book 543, pages 200-203.
Being all of the 2nd Tract and 11.941 acres of the 3rd Tract.
P010010037101 (Fraction 6)
P010010037200 (Fraction 8)



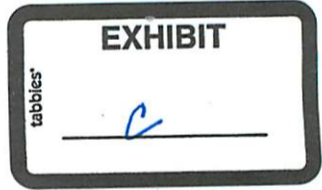
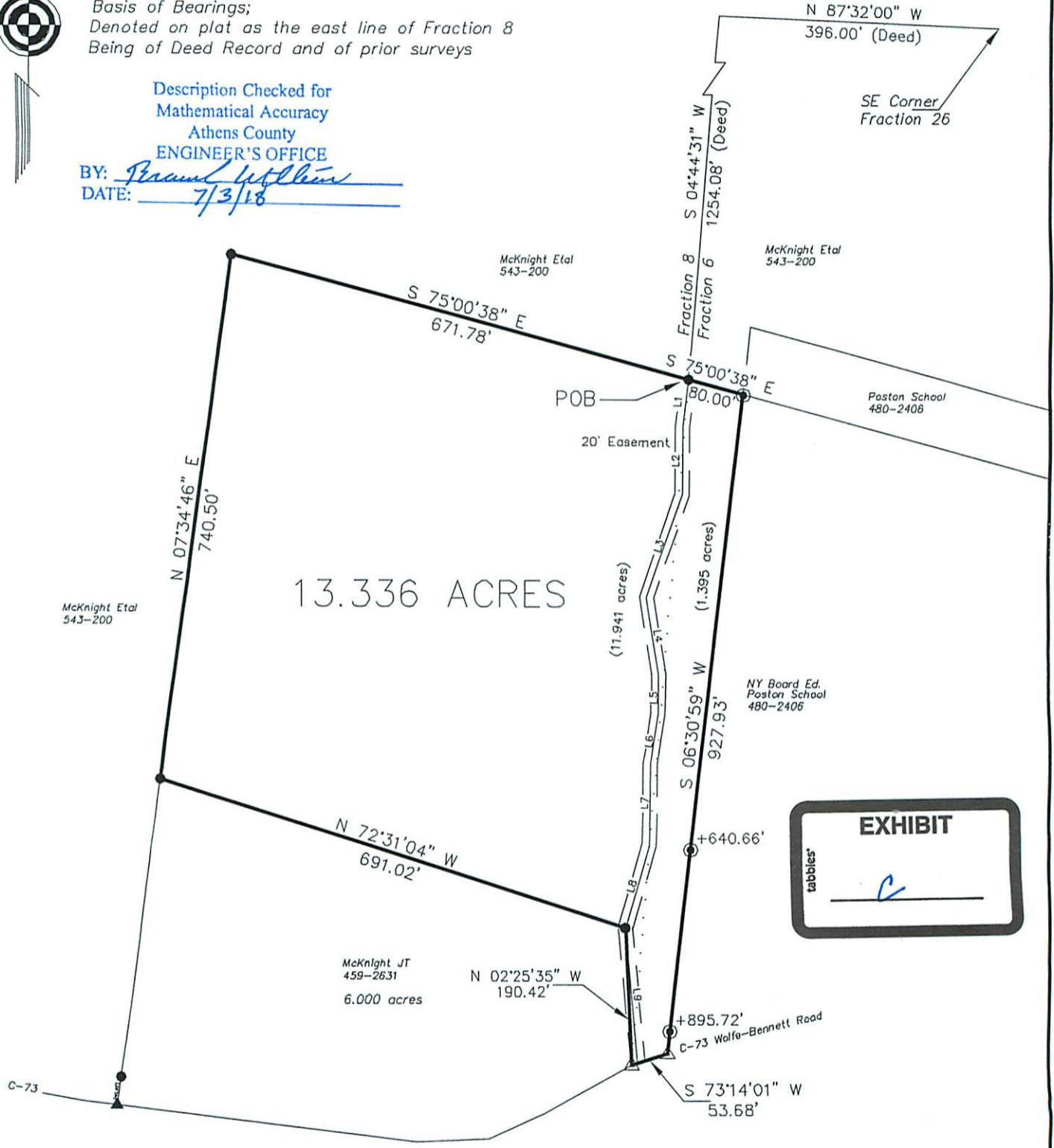
Charles T. Newman
Charles T. Newman
Surveyed July 2018

Prior Survey

Basis of Bearings;
Denoted on plat as the east line of Fraction 8
Being of Deed Record and of prior surveys

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Frank Williams*
DATE: 7/3/18



EASEMENT		
LINE	BEARING	LENGTH
L1	S06°50'09"W	66.61
L2	S00°03'15"W	95.34
L3	S19°33'23"W	150.89
L4	S09°12'33"E	109.87
L5	S00°36'43"W	54.87
L6	S08°57'37"W	70.67
L7	S00°36'15"W	114.11
L8	S16°05'39"W	121.74
L9	S05°16'34"E	188.26

- △ Railroad Spike Found
- Iron Pin Found #5 Rebar
- Iron Pin Set capped NEWMAN PS 8043

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.