

**Survey for  
Tim K. and Patricia Colwell  
0.307 Acres more or less**

EXHIBIT "A" - Tract Two

Situated in the State of Ohio, County of Athens, Township of York, being in the Northeast Quarter of Section 26, Township 12N., Range 15W. of the Ohio Company Purchase (O.C.P.) and being all of the original tract (Parcel P010010017601 carried as 0.21 acres) as transferred to Scott Venrick and Tracie Venrick and recorded in Official Record Book 191, Page 794 and being bounded and described as follows:

Beginning at a 5/8" iron pin found (cap stamped "S.A.M., Inc."), taken to be the southwest corner of Fraction 26 of Section 27 of said York Township;

thence with a line taken to be the south line of said Fraction 26 of Section 27, taken to be the north line of said Northeast Quarter of Section 26, South 85 degrees 8 minutes 5 seconds East a distance of 321.53 feet to an iron pin set, taken to be in the south line of said Fraction 26 of Section 27, taken to be in the north line of said Northeast Quarter of Section 26, taken to be in the southerly line of a 66.63 acre tract as conveyed to Timothy K. Colwell and recorded in Official Record Book 295, Page 2333, taken to be in the northerly line of a 10.98 acre tract as conveyed to Sherman T. Oliver and Kari Oliver and recorded in Official Record Book 544, Page 966 and being the principle **Point of Beginning** of this survey;

thence leaving the south line of said Fraction 26 of Section 27, taken to be the north line of said Northeast Quarter of Section 26 and with a line taken to be the northerly line of said 10.98 acre tract, South 4 degrees 21 minutes 47 seconds West a distance of 83.99 feet to a mag nail found in Connett Road (C-2, 60 feet wide), taken to be in the north line of said Fraction 25, taken to be in the northerly line of said 10.98 acre tract, passing a 5/8" iron pin found (cap stamped "Seymour & Assoc.") at a distance of 48.98 feet;

thence continuing with a line taken to be the northerly line of said 10.98 acre tract, being in said Connett Road, South 56 degrees 38 minutes 5 seconds East a distance of 134.44 feet to a mag nail set in said Connett Road, taken to be in the northerly line of said 10.98 acre tract, taken to be the southwesterly corner of a 2.1 acre tract as conveyed to Timothy K. Colwell and Patricia A. Colwell and recorded in Official Record Book 348, Page 1757;

thence leaving said Connett Road and with a line taken to be the westerly line of said 2.1 acre tract, North 3 degrees 1 minutes 52 seconds East a distance of 148.21 feet to a 1-1/4" diameter steel axle found, taken to be in the south line of said Fraction 26 of Section 27, taken to be in the north line of said Northeast Quarter of Section 26, taken to be the northwesterly corner of said 2.1 acre tract, taken to be in the southerly line of a 1.92 acre tract as conveyed to Scott Venrick and Tracie Venrick and recorded in Official Record Book 51, Page 254 and Official Record Book 81, Page 731, passing an iron pin set at a distance of 20.00 feet;

thence with a line taken to be the south line of said Fraction 26 of Section 27, taken to be the north line of said Northeast Quarter of Section 26, taken to be the southerly line of said 1.92 acre tract and continuing with a line taken to be the southerly line of said 66.63 acre tract as conveyed to Timothy K. Colwell, North 85 degrees 8 minutes 5 seconds West a distance of 114.14 feet to the **Point of Beginning** and containing 0.307 acres more or less, passing an iron pin set at a distance of 10.00 feet and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office unless otherwise noted.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

Bearings are based upon the North 85 degrees 8 minutes 5 seconds West line (NAD-83, Ohio South) of the south line of Fraction 26 of Section 27, York Township. All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in August 3, 2019 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E 2<sup>nd</sup> Street., Wellston, Ohio. Registered Survey Number 8231.



**Michael A. Kinnison, P.L.S. No. 8231**

8/7/19

**Date**

\*\*\*\*\* End of Description \*\*\*\*\*

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

**AUG 09 2019**



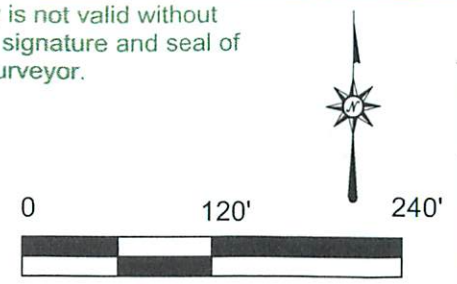
Kinnison Engineering and Surveying, LLC  
 Michael A. Kinnison P.E., P.S.  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

Note: This tract is taken to include the tract to William Huddy in Deed Volume 169, Page 509 which was corrected by Deed Volume 182, Page 630.

This survey is not valid without the original signature and seal of the Land Surveyor.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Michael Kinnison  
 DATE: 8/8/19



LEGEND	
●	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
△	5/8" Iron Pin Found, Cap Stamped, "S.A.M. Inc."
•	Point
■	1-1/4" Diameter Steel Axle Found
⊙	Mag Nail Set
⊗	3/4" Outside Diameter Steel Pipe Found
○	5/8" Iron Pin Found, Cap Stamped, "Seymour & Assoc."
⊕	Mag Nail Found

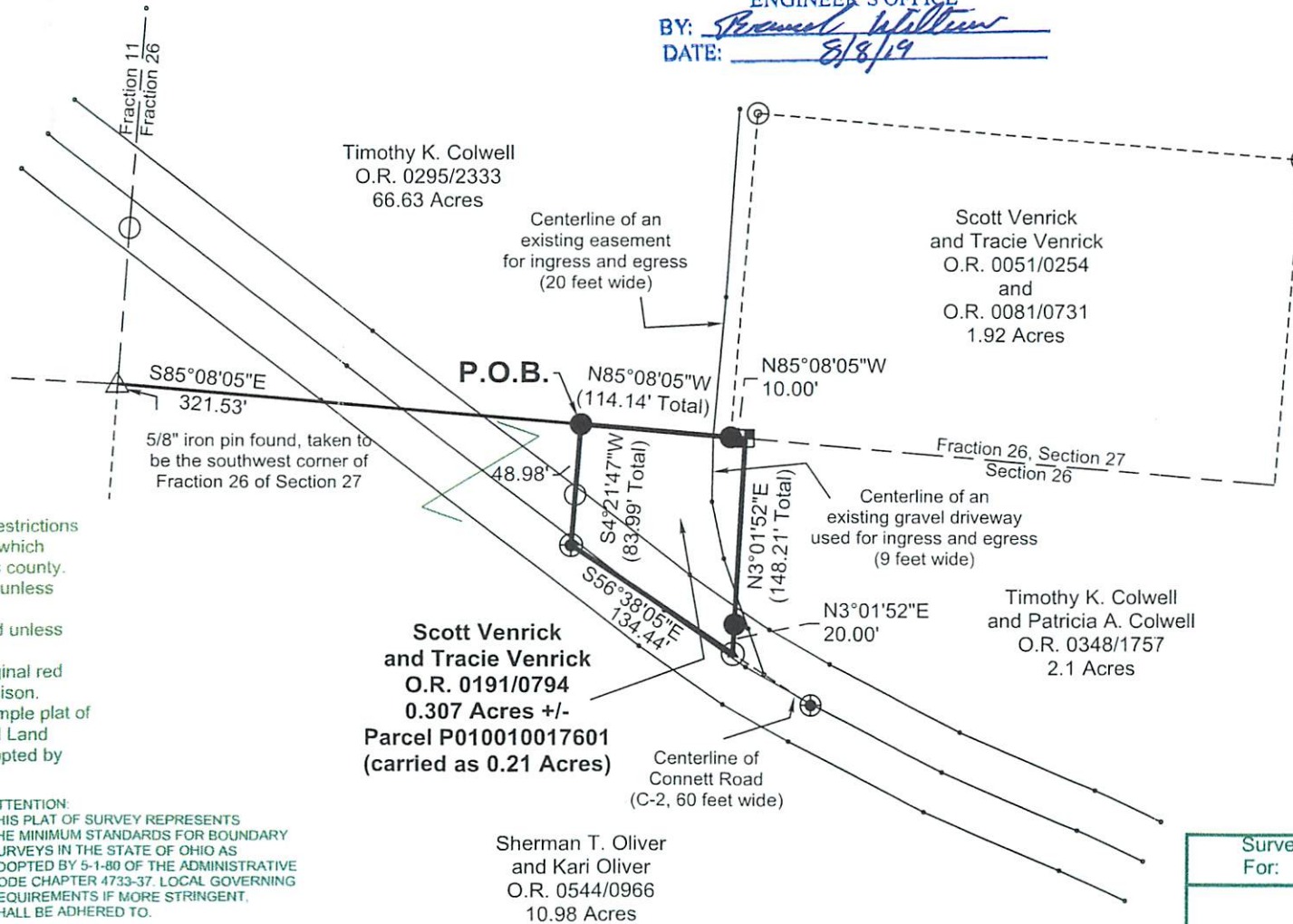
- Reference Documents:
1. Deeds and Prior as Listed
  2. Prior Surveys
  3. Tax Plats
  4. G.I.S.
  5. Existing Monuments
  6. County and City Maps
  7. Highway R/W Plans
  8. Railroad R/W Plans



I hereby certify this to be a plat of a survey made under my direction in August 3, 2019.

Michael A. Kinnison  
 Michael A. Kinnison, P.L.S. No. 8231

Date 8/17/2019



- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
  2. Underground utilities were not located unless otherwise noted.
  3. Interior improvements were not located unless otherwise noted.
  4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
  5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

FILE NAME 4COLWELLSW.TRV	DRAWING Drawing2
SCALE 120 Ft/in	DATE 8-7-2019
JOB 19-058	DRAWN BY M.A.K.
REVISION 1/1	SHEET 1/1

This map was drawn with TRAVERSE PC Software

ATTENTION:  
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

Bearings are based upon the North 85 Degrees 8 Minutes 5 Seconds West line (NAD-83, Ohio South) of the south line of Fraction 26 of Section 27, York Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.

Survey For:	<b>Tim K. and Patricia Colwell</b>
<b>0.307 Acres +/-</b>	
Situated in the Northeast Quarter of Section 26, T-12N., R-15W. of the Ohio Company Purchase, York Twp., Athens County, Ohio	
August 3, 2019	