

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

EXHIBIT "A" - Tract One

Situated in the State of Ohio, County of Athens, Township of York, being in Fraction 26 of Section 27, Township 12N., Range 15W. of the Ohio Company Purchase (O.C.P.) and being all of the original tract (Parcel P010010017600 carried as 1.92 acres) as transferred to Scott Venrick and Tracie Venrick and recorded in Official Record Book 51, Page 254 and Official Record Book 81, Page 731 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 said Fraction 26 of Section 27;

thence with a line taken to be the south line of said Fraction 26 of Section 27, South 85 degrees 8 minutes 5 seconds East a distance of 425.67 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 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 0.21 acre tract as conveyed to Scott Venrick and Tracie Venrick and recorded in Official Record Book 191, Page 794, taken to be the southeasterly corner of an existing easement for ingress and egress (20 feet wide) and being the principle **Point of Beginning** of this survey;

thence leaving the south line of said Fraction 26 of Section 27 and with a line taken to be a southerly line of said 66.63 acre tract, taken to be the easterly line of said existing easement for ingress and egress, North 4 degrees 32 minutes 4 seconds East a distance of 222.78 feet to a 3/4" outside diameter steel pipe found, taken to be in the southerly line of said 66.63 acre tract, taken to be the southwesterly corner of a 5.00 acre tract as conveyed to Brent Colwell and recorded in Official Record Book 2, Page 176;

thence leaving the easterly line of said existing easement for ingress and egress and with a line taken to be the southerly line of said 5.00 acre tract, South 85 degrees 22 minutes 11 seconds East a distance of 377.83 feet to a 3/4" outside diameter steel pipe found, taken to be in the southerly line of said 5.00 acre tract, taken to be in the southerly line of said 66.63 acre tract as conveyed to Timothy K. Colwell;

thence with a line taken to be a southerly line of said 66.63 acre tract, South 4 degrees 32 minutes 13 seconds West a distance of 224.33 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 southerly line of said 66.63 acre tract, taken to be in the northerly line 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 with a line taken to be the south line of said Fraction 26 of Section 27, taken to be the northerly line of said 2.1 acre tract and continuing with a line taken to be the northerly line of said 0.21 acre tract as conveyed to Scott Venrick and Tracie Venrick, North 85 degrees 8 minutes 5 seconds West a distance of 377.83 feet to the **Point of Beginning** and containing 1.939 acres more or less, passing a 1-1/4" diameter steel axle found at a distance of 367.73 feet and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

The above described 1.939 acre more or less tract to be transferred to the adjacent owners 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.

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**

8/7/2019

**Date**

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

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

**AUG 09 2019**

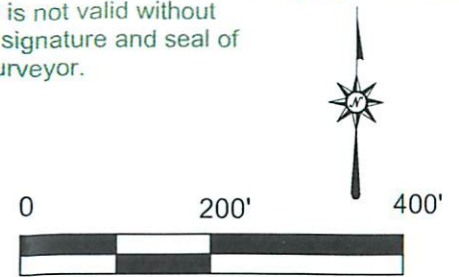


**Kinnison Engineering and Surveying, LLC**  
**Michael A. Kinnison P.E., P.S.**  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

Note: Tract to be transferred to the adjacent owners of a 2.1 acre tract as conveyed to Timothy K. and Patricia Colwell and recorded in Official Record Book 348, Page 1757.

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

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
⊙	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

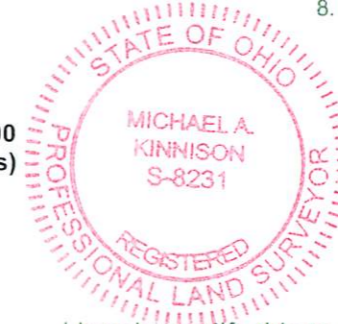
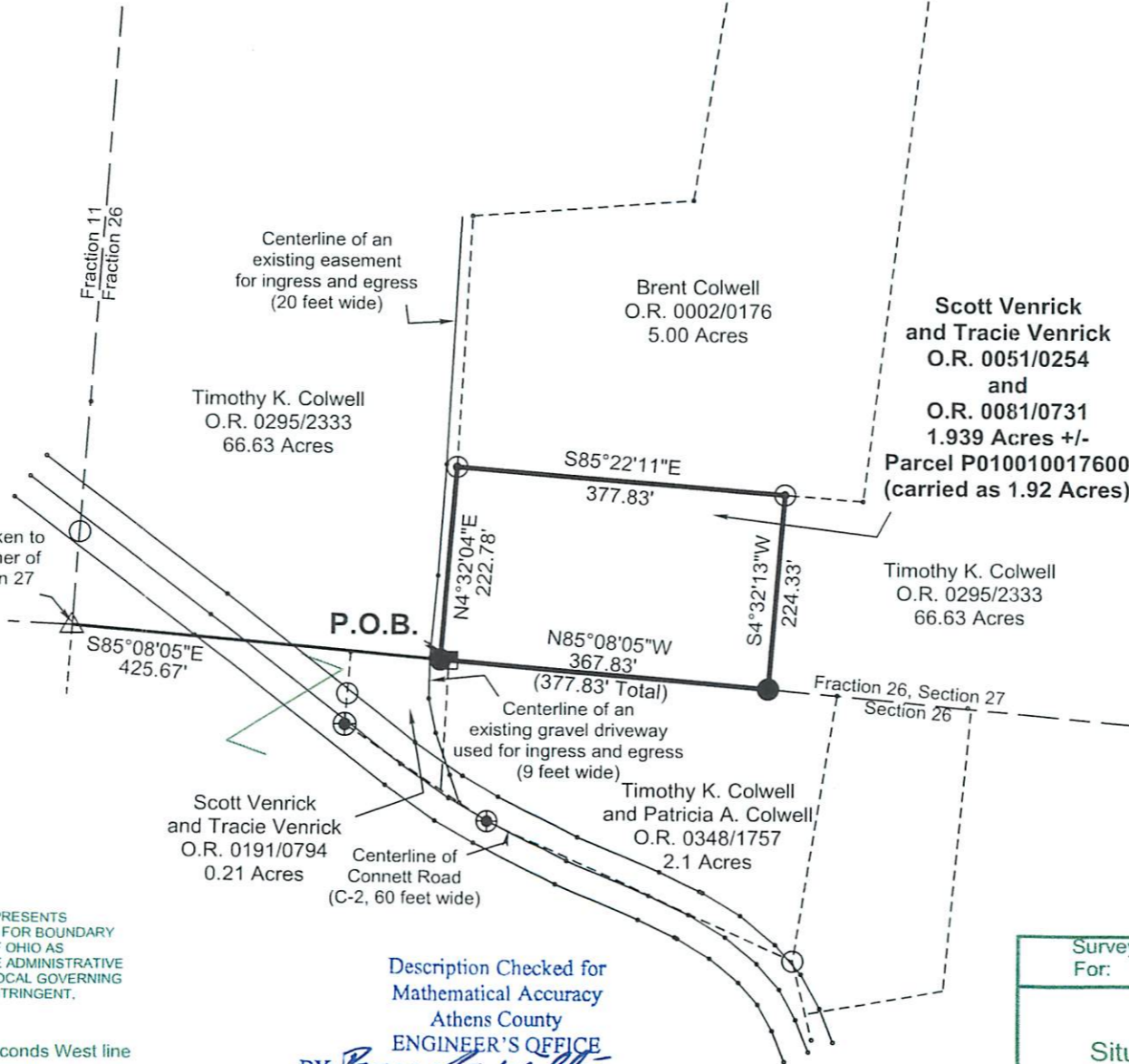
- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
  2. Underground utilities were not located unless otherwise noted.
  3. Interior improvements were not located unless otherwise noted.
  4. This 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 5COLWELLN.TRV	DRAWING Drawing2	
SCALE 200 Ft/in	DATE 8-7-2019	DRAWN BY M.A.K.
JOB 19-058	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.



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

*[Signature]*  
 Michael A. Kinnison, P.L.S. No. 8231

Date 8/7/19

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *[Signature]*  
 DATE: 8/8/19

Survey For:	<b>Tim K. and Patricia Colwell</b>
	<b>1.939 Acres +/-</b>
Situated in Fraction 26 of Section 27, T-12N., R-15W. of the Ohio Company Purchase, York Twp., Athens County, Ohio	
August 3, 2019	