

4.085 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 3, Pruden's Lot No. 111, and Lease Lot 5, Pruden's No. 110, Auditor's Section 19, Alexander Township, Athens County, Ohio.

Being part of the lands deeded to Scott Thew and Deirdre Dian Thew, Official Record Book 159, pages 602-604, parcel B010010071602 and parcel B010010071700.

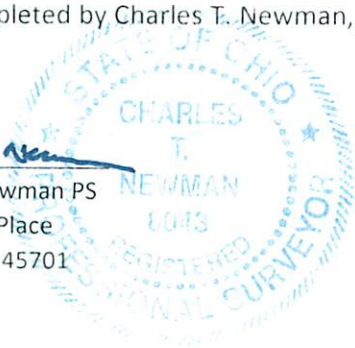
Commencing at a point at the northeast corner of said Lease Lot 4;
Thence N88°34'39"W 646.05 feet (deed) to a point in the center of Pearl Wood Road, County Rd. 97;
and being the point of beginning of the tract herein described;

- 1.) Thence N88°34'39"W 248.24 feet along a common boundary to Thew 568-334 and 159-602 to a point in the creek, passing an iron pin capped Swoyer at 14.09 feet, and passing an iron pin found capped Kennison at 229.89 feet;
- 2.) Thence N20°21'05"W 149.97 feet to a point in a creek;
- 3.) Thence N10°22'25"W 132.99 feet to a point in a creek;
- 4.) Thence N03°40'35"W 74.42 feet to a point in a creek;
- 5.) Thence N01°57'44"W 281.46 feet to a Mag Nail set in the center of County Road 69;
- 6.) Thence N65°23'43"E 31.49 feet to a point in County Road 69;
- 7.) Thence N81°06'33"E 234.30 feet to a #5 rebar found in the intersection at County Road 69 and County Road 97;
- 8.) Thence S05°13'04"E 479.96 feet to a point in County Road 97;
- 9.) Thence S03°16'37"E 85.95 feet to a point in County Road 97;
- 10.) Thence S14°11'05"E 122.42 feet to the point of beginning containing a total of 4.085 acres.
Said 4.085 acres is to remain contiguous and continuous with the Thew parcel of 15.49 acres referenced in Official Record Book 516, page 778.

Acreages of 1.113 acres are from parcel B010010071602
Acreages of 2.972 acres are from parcel B010010071700

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 : Denoted north line of Lease Lot 4, Pruden's No. 108.
A True Meridian has NOT been determined.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 17, 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

MAY 21 2021

Jill Thompson
Athens County Auditor

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

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

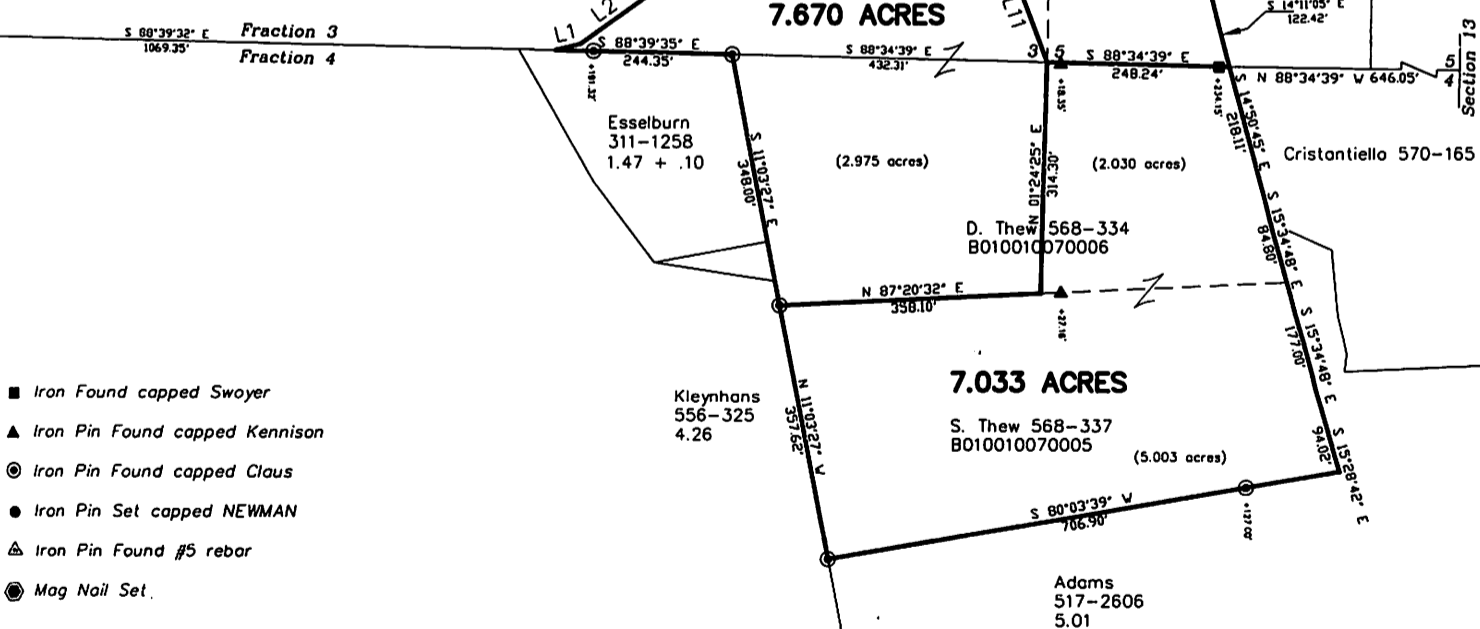
740-594-1884
FAX 740-594-9413

Plat of Survey of (3) Tracts
Situating Ohio Company Purchase, Town 8, Range 14, Lease Lot 3, Pruden's No. 111, Lease Lot 4, Pruden's No. 108,
and Lease Lot 5, Pruden's No. 110, Auditor's Section 19, Alexander Township, Athens County, Ohio.
Being all of the lands deeded to:
Scott Thew and Deidre Dian Thew, Official Record 159, pages 602-604.
Deirdre Thew, Official Record Book 568, pages 334-336.
Scott Thew, Official Record Book 568, pages 337-339.



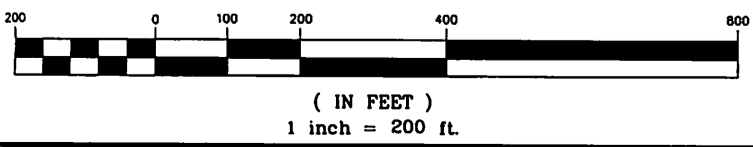
Basis of Bearings:
Denoted north line of Lease Lot 4
A True Meridian has NOT been determined

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°11'06"E	36.11'
L2	N54°41'46"E	108.24'
L3	N24°37'51"E	69.60'
L4	N19°20'55"E	116.41'
L5	N34°44'52"E	76.13'
L6	N50°53'59"E	201.83'
L7	N47°51'27"E	262.92'
L8	S01°57'44"E	281.46'
L9	S03°40'35"E	74.42'
L10	S10°22'25"E	132.99'
L11	S20°21'05"E	149.97'



- Iron Found capped Swoyer
- ▲ Iron Pin Found capped Kennison
- ⊙ Iron Pin Found capped Claus
- Iron Pin Set capped NEWMAN
- △ Iron Pin Found #5 rebar
- ⊙ Mag Nail Set

planning commission approval
By: *[Signature]*
Date: 4/23/2021



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 5/21/21