

82.088 Acres

Situate Ohio Company Purchase, Town 6, Range 13, Section 30 and Section 24, Ames Township, Athens County, Ohio.

Being 0.928 acres and all the lands deeded to David L. Wolfe of Official Record Book 57, page 427, tax parcel C010010022801;

Also included 81.16 acres, being from a portion of the lands deeded to John Mark Wolfe, Official Record Book 514, pages 1269-1270. Said 81.16 acres further detailed as:

Acreages of 53.81 acres being a portion of Parcel One, tax parcel C010010022800;

Acreages of 21.12 acres and being all of Parcel Two, tax parcel C010010022600;

Acreages of 6.23 acres and being all of Parcel Three, tax parcel C010010022500.

Beginning at an iron pin set at the northeast corner of said Ames Township, Section 30;

- 1.) Thence S86°21'11"E 370.94 feet along the north boundary of said Section 24 to a notched stone found;
- 2.) Thence S08°19'17"W 805.50 feet along a common boundary to Wolfe 362-351 to a point in the center of Robinson Rd., County Rd. 99, passing an iron pin set at 775.50 feet;
- 3.) Thence N63°49'42"W 333.20 feet to a point in the center of County Rd. 99;
- 4.) Thence N64°16'37"W 155.58 feet to a point in the center of County Rd. 99;
- 5.) Thence N69°27'47"W 83.50 feet to a point in the center of County Rd. 99;
- 6.) Thence N75°09'21"W 108.31 feet to a point in the center of County Rd. 99;
- 7.) Thence N80°52'47"W 170.07 feet to a point in the center of County Rd. 99;
- 8.) Thence S87°50'06"W 368.40 feet to a point in the center of County Rd. 99;
- 9.) Thence S87°59'56"W 95.48 feet to a point in the center of County Rd. 99;
- 10.) Thence N84°07'43"W 73.87 feet to a point in the center of County Rd. 99;
- 11.) Thence N68°49'33"W 141.34 feet to a point in the center of County Rd. 99;
- 12.) Thence S03°22'40"W 635.93 feet along a common boundary to Mehr 228-289 to an iron pin set, passing an iron pin set at 41.64 feet;
- 13.) Thence N86°22'32"W 1639.67 feet along a new boundary and over the lands of John Mark Wolfe 514-1269 to a point in the center of Hooper Ridge Road, County Rd. 36, passing an iron pin set at 1609.67 feet;
- 14.) Thence along a curve to the left having a radius of 754.00 feet and a curve length of 614.17 feet, chord bearing of N26°15'15"W and chord distance of 597.33 feet to a point in the center of County Rd. 36;
- 15.) Thence N49°35'22"W 166.06 feet to a Mag Nail found at the intersection of County Rd. 36 and County Rd. 99;
- 16.) Thence N52°57'53"W 131.16 feet to a point in the center of County Rd. 36;
- 17.) Thence along a curve to the left having a radius of 385.75 feet and curve length of 192.35 feet, chord bearing of N67°14'57"W and chord distance of 190.36 feet to a point in the center of County Rd. 36;
- 18.) Thence N81°32'00"W 184.45 feet to a point in the center of County Rd. 36;
- 19.) Thence along a curve to the right having a radius of 331.64 feet and a curve length of 302.89 feet, chord bearing of N55°22'11"W and chord distance of 292.47 feet to a point in the center of County Rd. 36;
- 20.) Thence N29°12'18"W 141.94 feet to a point in the center of County Rd. 36;
- 21.) Thence N35°05'49"W 85.12 feet to a point in the center of County Rd. 36;
- 22.) Thence N40°04'28"W 63.75 feet of a point in the center of County Rd. 36;
- 23.) Thence N53°56'30"W 81.31 feet to a railroad spike set in the center of County Rd. 36;
24. Thence S86°21'11"E 4206.60 feet, (passing an iron pin set at 40.00 feet) along the north boundary of said Section 30 to the point of beginning containing a total of 82.008 acres.

Acreages of 6.23 acres are in Section 24, Acreages of 75.858 acres are in Section 30.

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

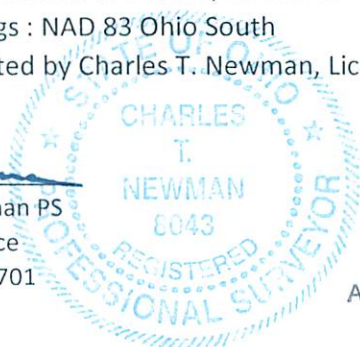
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on February 27, 2023.

  
Charles T. Newman PS  
66 Elmwood Place  
Athens, Ohio 45701



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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 3/1/23

MAR 01 2023

Jill Thompson  
Athens County Auditor



C. TIM NEWMAN  
Professional Surveyor

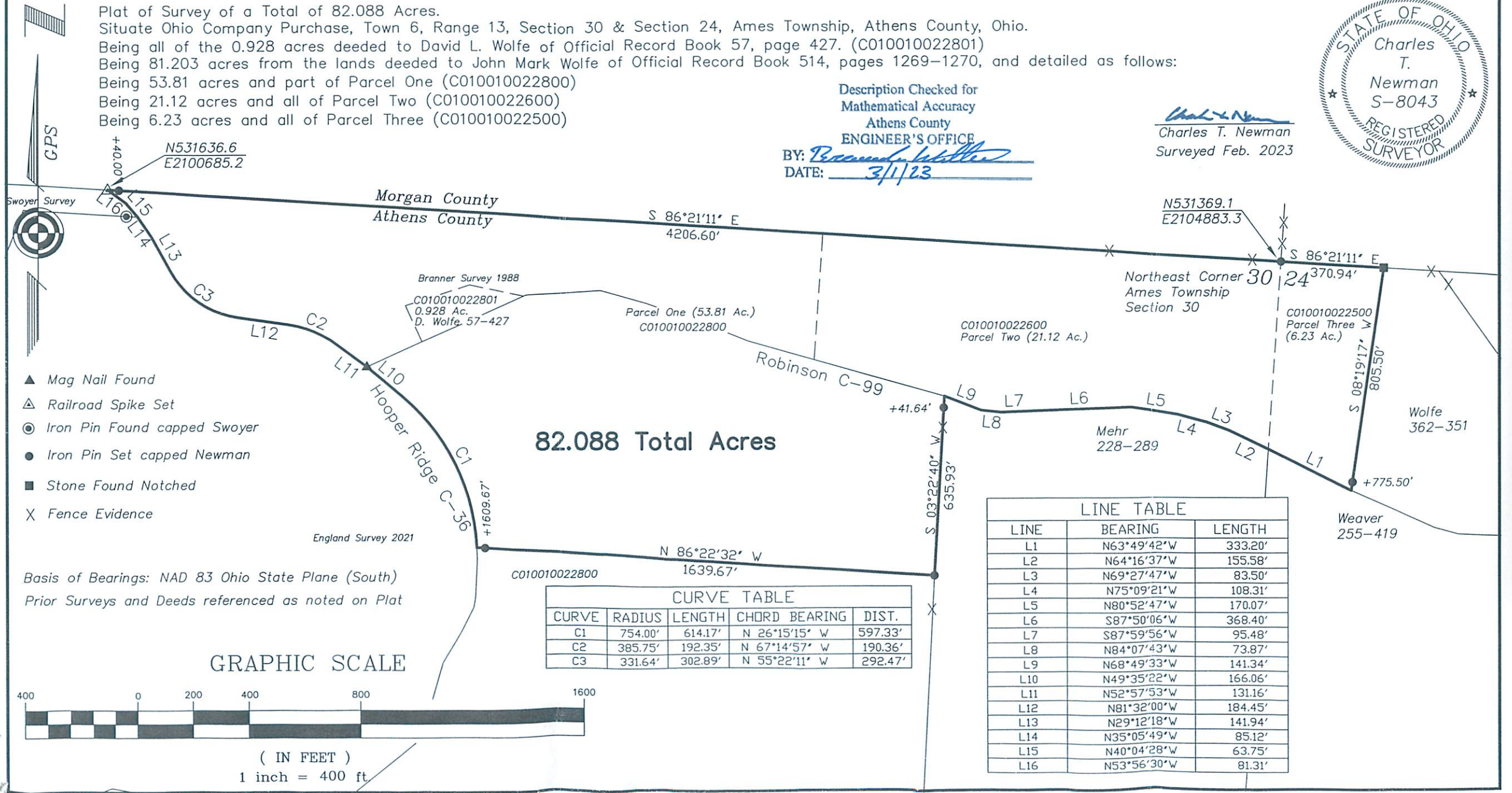
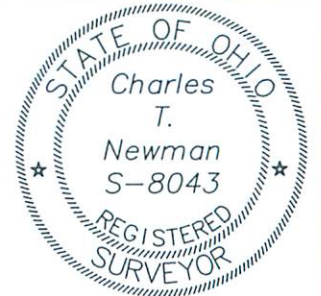
66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of a Total of 82.088 Acres.  
Situating Ohio Company Purchase, Town 6, Range 13, Section 30 & Section 24, Ames Township, Athens County, Ohio.  
Being all of the 0.928 acres deeded to David L. Wolfe of Official Record Book 57, page 427. (C010010022801)  
Being 81.203 acres from the lands deeded to John Mark Wolfe of Official Record Book 514, pages 1269-1270, and detailed as follows:  
Being 53.81 acres and part of Parcel One (C010010022800)  
Being 21.12 acres and all of Parcel Two (C010010022600)  
Being 6.23 acres and all of Parcel Three (C010010022500)

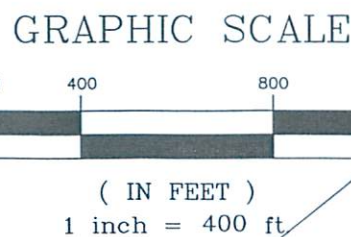
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Charles T. Newman*  
DATE: 3/1/23

*Charles T. Newman*  
Charles T. Newman  
Surveyed Feb. 2023



- ▲ Mag Nail Found
- △ Railroad Spike Set
- Iron Pin Found capped Swoyer
- Iron Pin Set capped Newman
- Stone Found Notched
- X Fence Evidence

Basis of Bearings: NAD 83 Ohio State Plane (South)  
Prior Surveys and Deeds referenced as noted on Plat



82.088 Total Acres

CURVE	RADIUS	LENGTH	CHORD BEARING	DIST.
C1	754.00'	614.17'	N 26°15'15" W	597.33'
C2	385.75'	192.35'	N 67°14'57" W	190.36'
C3	331.64'	302.89'	N 55°22'11" W	292.47'

LINE	BEARING	LENGTH
L1	N63°49'42"W	333.20'
L2	N64°16'37"W	155.58'
L3	N69°27'47"W	83.50'
L4	N75°09'21"W	108.31'
L5	N80°52'47"W	170.07'
L6	S87°50'06"W	368.40'
L7	S87°59'56"W	95.48'
L8	N84°07'43"W	73.87'
L9	N68°49'33"W	141.34'
L10	N49°35'22"W	166.06'
L11	N52°57'53"W	131.16'
L12	N81°32'00"W	184.45'
L13	N29°12'18"W	141.94'
L14	N35°05'49"W	85.12'
L15	N40°04'28"W	63.75'
L16	N53°56'30"W	81.31'