

0.406 Acres
Tract 3

Situate Ohio Company Purchase, Town 6, Range 13, Section 33, Ames Township, Athens County, Ohio.
Being a portion of Lot 15 of the McDougalville Subdivision, Envelope 18B & 19A, and being deeded to
the grantor John E. Valentour and Kim Spectneigle, Official Record 17, pages 515-516.

Commencing at a #4 rebar found at southwest corner of said Section 33;
Thence S89°44'51"E 2012.66 feet along the south line of Section 33, and the south boundary of the
McDougalville Subdivision to an iron pin found capped Branner;
Thence N01°01'20"E 1874.00 feet along the east boundary of the McDougalville Subdivision boundary
to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S85°08'21"W 216.74 feet over the lands of the grantor to an iron pin set;
- 2.) Thence N39°10'04"E 144.00 feet along the west boundary of Lot 15 to an iron pin set;
- 3.) Thence N86°02'14"E 127.14 feet along the north boundary of Lot 15 to an iron pin set;
- 4.) Thence S01°01'20"W 102.08 feet along the east boundary of Lot 15 to the point of beginning
containing a total of 0.406 acres.

Said 0.406 acres to remain contiguous and continuous with an existing parcel bounded to the north and
west known as Lot 11, deeded to David B. Callahan and Pamela R. Callahan of Official Record 517, pages
393-396 (parcel 2).


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

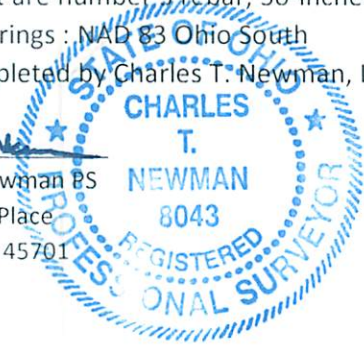
Subject to all easements, rights-of-way, covenants and agreements of record.

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

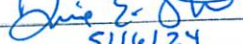
Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 1, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/16/24

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

MAY 16 2024

Jill Davidson
Athens County Auditor

Plat of Survey of (3) Tracts.

Situate Ohio Company Purchase, Town 6, Range 13, Section 33, Ames Township, Athens County, Ohio.

Being part of Lots 9, 14, and 15 of the McDougalville Subdivision, Envelope 18B & 19A.

Lot 14 deeded to John E. Valentour and Kimberly S. Valentour, O.R. 551, pages 2040-2042.

Lot 9 deeded to Keith Parsher Callahan and Jessica Laurel Carter, O.R. 507, pages 1900-1901.

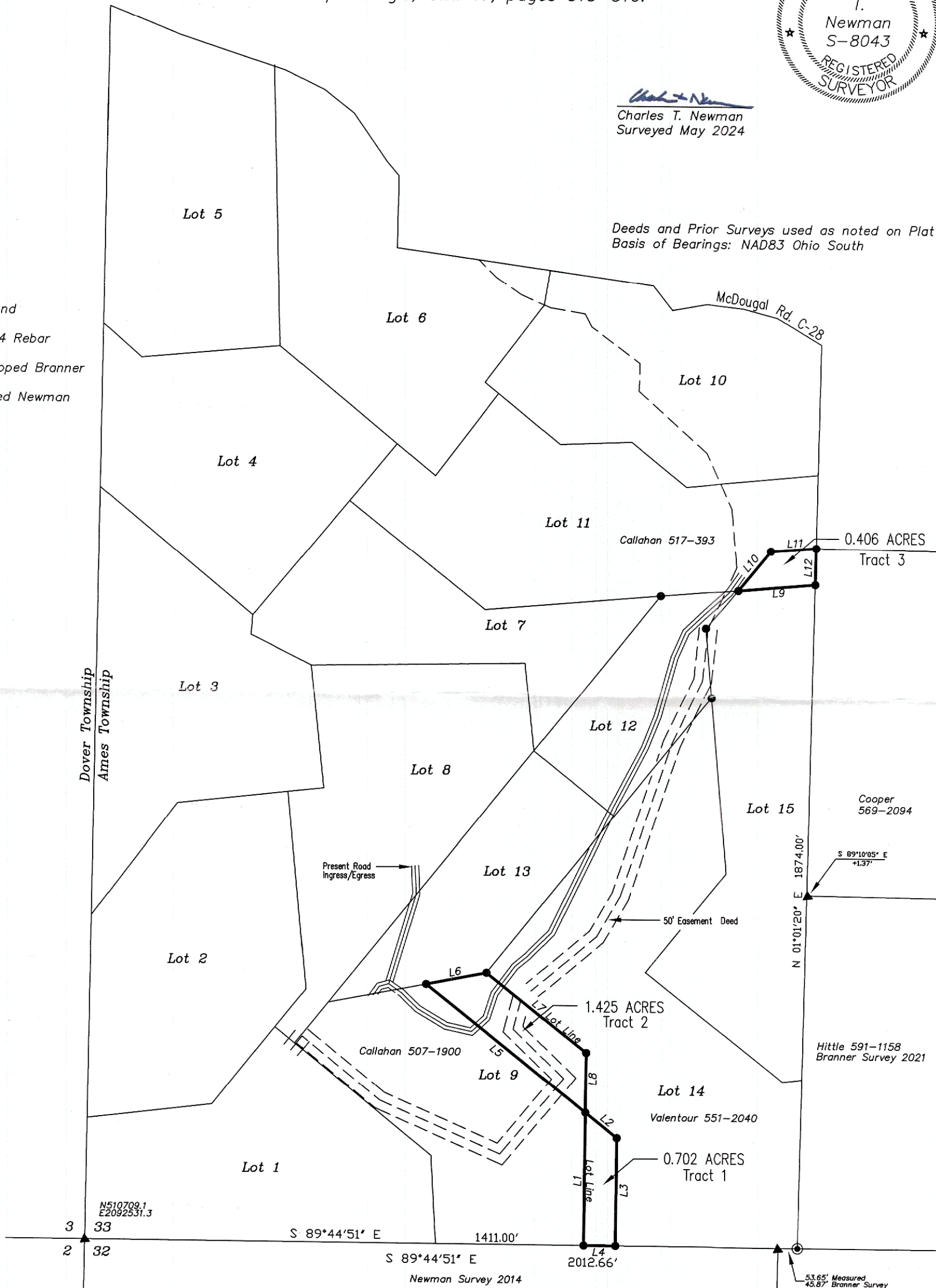
Lot 15 deeded to John E. Valentour and Kim Spectneigle, O.R. 17, pages 515-516.



Charles T. Newman
Charles T. Newman
Surveyed May 2024

Deeds and Prior Surveys used as noted on Plat
Basis of Bearings: NAD83 Ohio South

- △ Railroad Spike Found
- ▲ Iron Pin Found # 4 Rebar
- ⊙ Iron Pin Found capped Branner
- Iron Pin Set capped Newman
- Stone Found
- ⊗ Monument Found



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Athens County
ENGINEER'S OFFICE

BY: *Charles T. Newman*
DATE: *5/16/24*

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'09"E	375.15'
L2	S51°40'29"E	114.33'
L3	S00°15'09"W	304.65'
L4	N89°44'51"W	90.00'
L5	N51°40'29"W	578.64'
L6	N78°58'47"E	173.99'
L7	S51°40'29"E	361.88'
L8	S00°15'09"W	167.68'
L9	S85°08'21"W	216.74'
L10	N39°10'04"E	144.00'
L11	N86°02'14"E	127.14'
L12	S01°01'20"W	102.08'

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.