

0.702 Acres  
Tract 1

Situate Ohio Company Purchase, Town 6, Range 13, Section 33, Ames Township, Athens County, Ohio. Being a portion of Lot 14 of the McDougalville Subdivision, Envelope 18B & 19A, and being deeded to the grantor John E. Valentour and Kimberly S. Valentour, Official Record 551, pages 2040-2042.

Commencing at a #4 rebar found at southwest corner of said Section 33;  
Thence S89°44'51"E 1411.00 feet along the south line of Section 33, and the south boundary of the McDougalville Subdivision to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N00°15'09"E 375.15 feet along the west boundary of Lot 14, being a common boundary to the grantor Valentour 551-2040, and the grantee Callahan 507-1900 to an iron pin set;
- 2.) Thence S51°40'29"E 114.33 feet over the lands of the grantor to an iron pin set;
- 3.) Thence S00°15'09"W 304.65 feet over the lands of the grantor to an iron pin set;
- 4.) Thence N89°44'51"W 90.00 feet along the south boundary of the grantor to the point of beginning containing a total of 0.702 acres.

Said 0.702 acres to remain contiguous and continuous with an existing parcel to the west known as Lot 9, deeded to Keith Parsher Callahan and Jessica Laurel Carter of Official Record 507, pages 1900-1901.


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

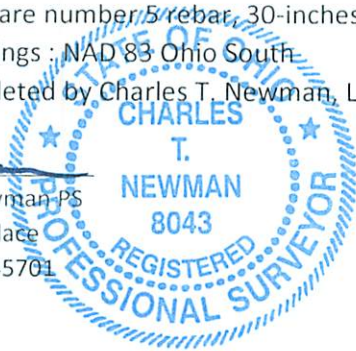
Subject to all easements, rights-of-way, covenants and agreements of record.

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: 5/3/24

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

MAY 03 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.

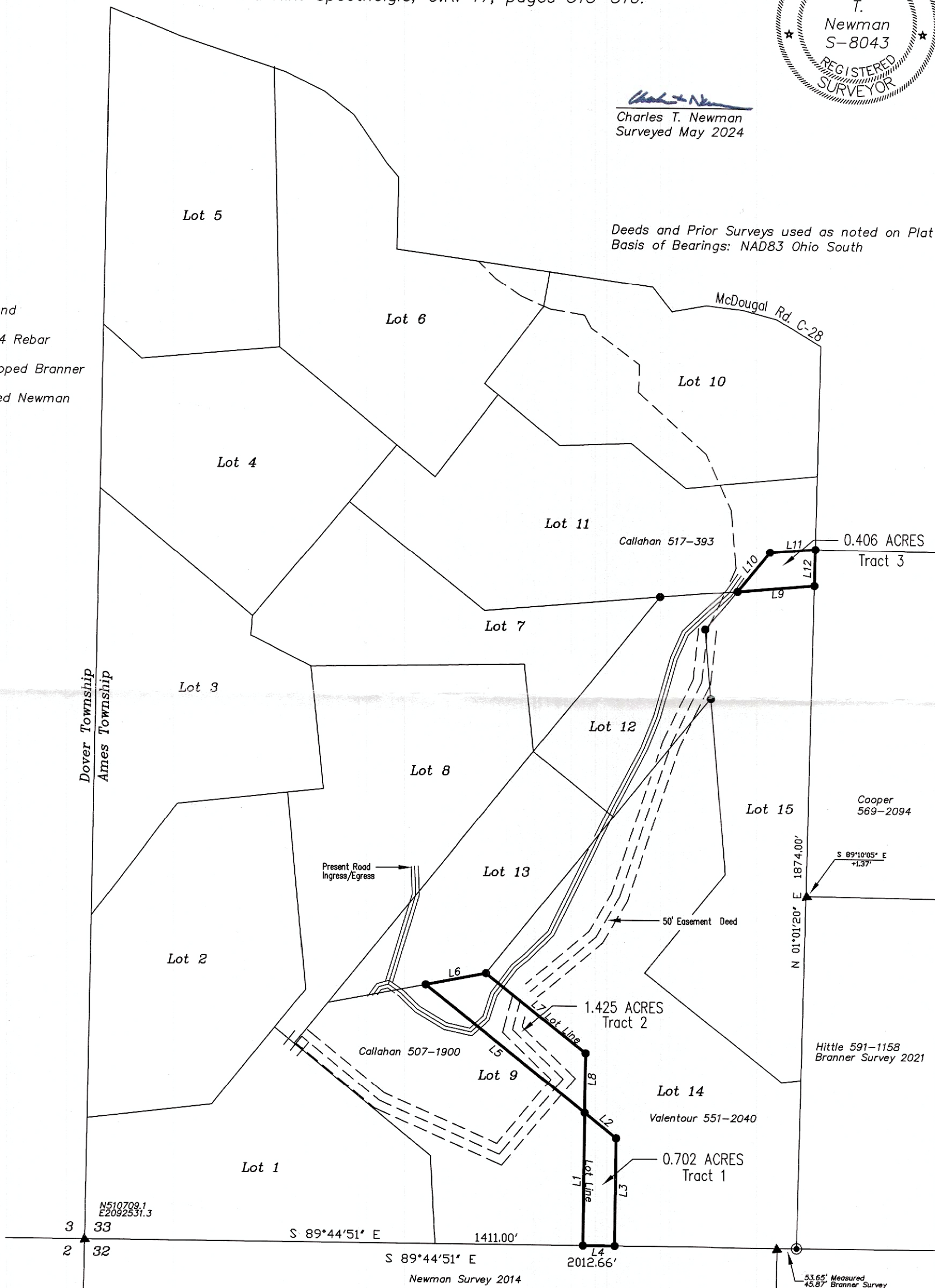
Lot 15 deeded to John E. Valentour and Kim Spectneigle, O.R. 17, pages 515-516.



*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



Description Checked for  
Mathematical Accuracy  
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.