

34.874 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 43, Athens Township, Athens County, Ohio.
Being a resurvey of the lands deeded to:
Frander Properties LLC, Official Record Book 600, pages 936-939.
Parcel A010010082100.

Beginning at a stone found at the northeast corner of Farm Lot 43;

- 1.) Thence S03°25'25"W 890.51 feet along a common boundary to Kuhnert 583-760 to a point, passing an iron pin set at 638.20 feet;
- 2.) Thence S22°16'32"W 150.47 feet along said common boundary to an iron pin found capped Highland;
- 3.) Thence S03°28'59"W 335.62 feet along said common boundary to an iron pin found capped Highland;
- 4.) Thence N74°56'40"W 399.83 feet along a common boundary with the north line of the Cable Acres 2nd Addition to a one-inch diameter pipe found, passing other one-inch diameter pipes found at 190.75 feet, 255.30 feet, and at 370.17 feet;
- 5.) Thence S67°24'04"W 117.06 feet to a one-inch diameter pipe found, passing an iron pin found at 90.46 feet capped England at the northeast corner of Lot 2817 of Cable Acres Addition;
- 6.) Thence N84°53'28"W 401.72 feet along the north line of the Cable Acres Addition to one-inch diameter pipe found, passing a #5 rebar found at 395.53 feet;
- 7.) Thence S70°06'21"W 204.80 feet along the north line of the Cable Acres Addition to a point in the center of Cable Lane, passing a one-inch diameter pipe found at 56.95 feet, and an iron pin set at 178.34 feet;
- 8.) Thence N17°37'40"W 352.58 feet to a point in the center of Cable Lane;
- 9.) Thence N10°25'58"W 95.10 feet to a point in the center of Cable Lane;
- 10.) Thence S89°53'53"E 220.78 feet along the south boundary of Lot 3393 of the Jagers Subdivision to a one-inch diameter square steel found, passing an iron pin set at 54.23 feet;
- 11.) Thence N15°33'24"E 100.52 feet along the east line of Lot 3393 to a one-inch diameter square steel found;
- 12.) Thence N89°53'53"W 46.96 feet along the north line of Lot 3393 to an iron pin set;
- 13.) Thence N06°37'07"E 97.22 feet along the east line of Lot 3394 to a one-inch diameter square steel found;
- 14.) Thence N03°35'07"E 96.77 feet along the east line of Lot 3395 to a one-inch diameter square steel found;
- 15.) Thence N04°43'07"E 96.90 feet along the east line of Lot 3396 to a #5 rebar found;
- 16.) Thence N89°53'53"W 134.54 feet along the north line of Lot 3396 to a point in the center of Cable Lane, passing a one-inch diameter square steel found at 79.12 feet;
- 17.) Thence N15°21'31"E 248.15 feet to a point in the center of Cable Lane;
- 18.) Thence N18°48'23"E 116.39 feet to a point in the center of Cable Lane;
- 19.) Thence N28°29'04"E 84.10 feet to a point in the center of Cable Lane;
- 20.) Thence N27°25'21"E 155.63 feet to a point in the center of Cable Lane;
- 21.) Thence N21°42'54"E 39.50 feet to a point in the center of Cable Lane;
- 22.) Thence S85°44'13"E 1023.20 feet along a common boundary to Cantino 99-782, and Cable Lane Farms 558-2242, (Passing an iron pin set at 50.00 feet, passing an iron pin set at 259.90 feet, and passing a one-inch diameter pipe found at 698.86 feet) to the point of beginning containing a total of 34.874 acres.


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

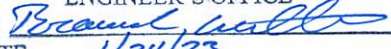
Basis of Bearings: Ohio State Plan Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 12, 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: 1/24/23

JAN 25 2023

Jill Thompson
Athens County Auditor



C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

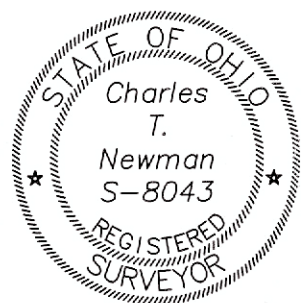
740-594-1884
FAX 740-594-9413



Plat of Survey of 34.874 Acres.
Situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 43,
Athens Township, Athens County, Ohio.
Deeded to: Frander Properties LLC, Official Record Book 600, pages 936-939.
Parcel A010010082100.

Basis of Bearings: Ohio State Plane Coordinate System, South Zone, NAD83
Survey References: Prior Surveys and Deeds as noted on Plat

Charles T. Newman
Charles T. Newman
Surveyed Jan. 2023



LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°37'40"W	352.58'
L2	N10°25'58"W	95.10'
L3	S89°53'53"E	220.78'
L4	N15°33'24"E	100.52'
L5	N89°53'53"W	46.96'
L6	N06°37'07"E	97.22'
L7	N03°35'07"E	96.77'
L8	N04°43'07"E	96.90'
L9	N89°53'53"W	134.54'
L10	N15°21'31"E	248.15'
L11	N18°48'23"E	116.39'
L12	N28°29'04"E	84.10'
L13	N27°25'21"E	155.63'
L14	N21°42'54"E	39.50'

- One-Inch Square Steel
- ▲ Iron Pin Found capped England
- ▲ Iron Pin Found capped Highland
- Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman
- Stone Found
- One-Inch OD Pipe Found
- Iron Pin Found capped Buckley

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perman*
DATE: 1/24/23

