

APR 28 2022

Jill Thompson
Athens County Auditor

122.479 ACRES

Situate Ohio Company Purchase, Town 7, Range 12, Section 24, Bern Township, Athens County, Ohio.
Being from a parcel deeded to Bobby Spaulding of Official Record Book 592, pages 552-554

Commencing at an iron pin set at the southwest corner of said Section 24;
Thence N02°33'32"E 632.86 feet to a 5/8-inch diameter threaded iron pin found at the point of beginning
of the tract herein described;

- 1.) Thence N02°33'32"E 1253.10 feet to a point in the center of State Route 377, passing an iron pin set at 1219.82 feet;
- 2.) Thence N66°54'47"E 246.12 feet to a point in the center of State Route 377;
- 3.) Thence N66°01'57"E 337.84 feet to a point in the center of State Route 377,
- 4.) Thence along a curve to the left having a radius of 1216.15 feet, length of 515.89 feet, chord bearing of N54°08'47"E and chord distance of 512.03 feet to a point in the center of State Route 377;
- 5.) Thence N45°40'19"E 296.56 feet (passing an iron pin set at 200.00 feet) to an iron pin set in the center of old County Road bed;
- 6.) Thence N47°59'34"E 469.34 feet (passing an iron pin set at 447.55 feet) to a point in the center of Letchen Hill Road, Township Rd. 208;
- 7.) Thence along a curve to the left having a radius of 125.50 feet, length of 84.21 feet, chord bearing of S35°54'37"E and chord distance of 82.64 feet to a point in the center of Township Road 208;
- 8.) Thence S55°07'59"E 59.48 feet to a point in the center of Township Road 208;
- 9.) Thence along a curve to the right having a radius of 234.50 feet, length of 191.16 feet, chord bearing of S31°46'47"E and chord distance of 185.91 feet to a point in the center of Township Road 208;
- 10.) Thence S08°25'35"E 60.65 feet to a point in the center of Township Road 208;
- 11.) Thence along a curve to the left having a radius of 395.50 feet, length of 131.55 feet, chord bearing of S17°57'18"E and chord distance of 130.94 feet to a point in the center of Township Road 208;
- 12.) Thence S27°29'01"E 297.80 feet to a point in the center of Township Road 208;
- 13.) Thence S28°53'04"E 109.38 feet to a point in the center of Township Road 208;
- 14.) Thence S34°47'09"E 89.12 feet to a point in the center of Township Road 208;
- 15.) Thence S41°58'49"E 72.64 feet to a point in the center of Township Road 208;
- 16.) Thence S55°02'07"E 64.55 feet to a point in the center of Township Road 208;
- 17.) Thence S58°02'43"E 71.54 feet to a point in the center of Township Road 208;
- 18.) Thence along a curve to the left having a radius of 425.97 feet, length of 324.47 feet, chord bearing of S79°51'59"E, chord distance of 316.68 feet to a point in the center of Township Road 208;
- 19.) Thence N71°40'05"E 241.08 feet to a point in the center of Township Road 208;
- 20.) Thence S02°48'47"W 2101.65 feet (passing an iron pin set at 21.44 feet) along a common boundary to Mayzauk 526-932 to an iron pin found capped Cannon;
- 21.) Thence N86°53'35"W 1027.16 feet (passing iron pins found capped Cannon at 285.49 feet and at 923.87 feet) along a common boundary to Blake 533-1230, and Frinzil 574-1848 to an iron pin se;

- 22.) Thence N51°54'12"W 122.03 feet along a common boundary to Frinzil to an iron pin set;
- 23.) Thence N68°24'12"W 191.07 feet along said common boundary to an iron pin set;
- 24.) Thence N01°25'48"E 165.63 feet along said common boundary to an iron pin set;
- 25.) Thence N14°35'42"W 124.97 feet along said common boundary to an iron pin set;
- 26.) Thence N34°16'48"W 220.61 feet along said common boundary to an iron pin set;
- 27.) Thence N61°36'48"W 254.29 feet along said common boundary to an iron pin set;
- 28.) Thence N77°16'48"W 239.09 feet along said common boundary to an iron pin set;
- 29.) Thence S85°02'52"W 597.75 feet along said common boundary to a 5/8-inch diameter threaded iron pin found;
- 30.) Thence S84°30'22"W 149.42 feet along said common boundary to the point of beginning containing a total of 122.479 acres.


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

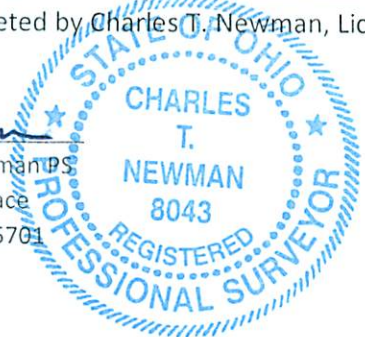
Subject to all easements, rights-of-way, covenants and agreements of record.


All Iron Pin set are 30 inches in length of number 5 rebar capped NEWMAN.

Basis of bearings : NAD 83 Ohio South Zone.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 26, 2022.


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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 4/28/22

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

APR 28 2022

Jill Thompson
 Athens County Auditor

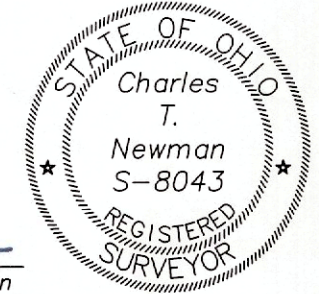
C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

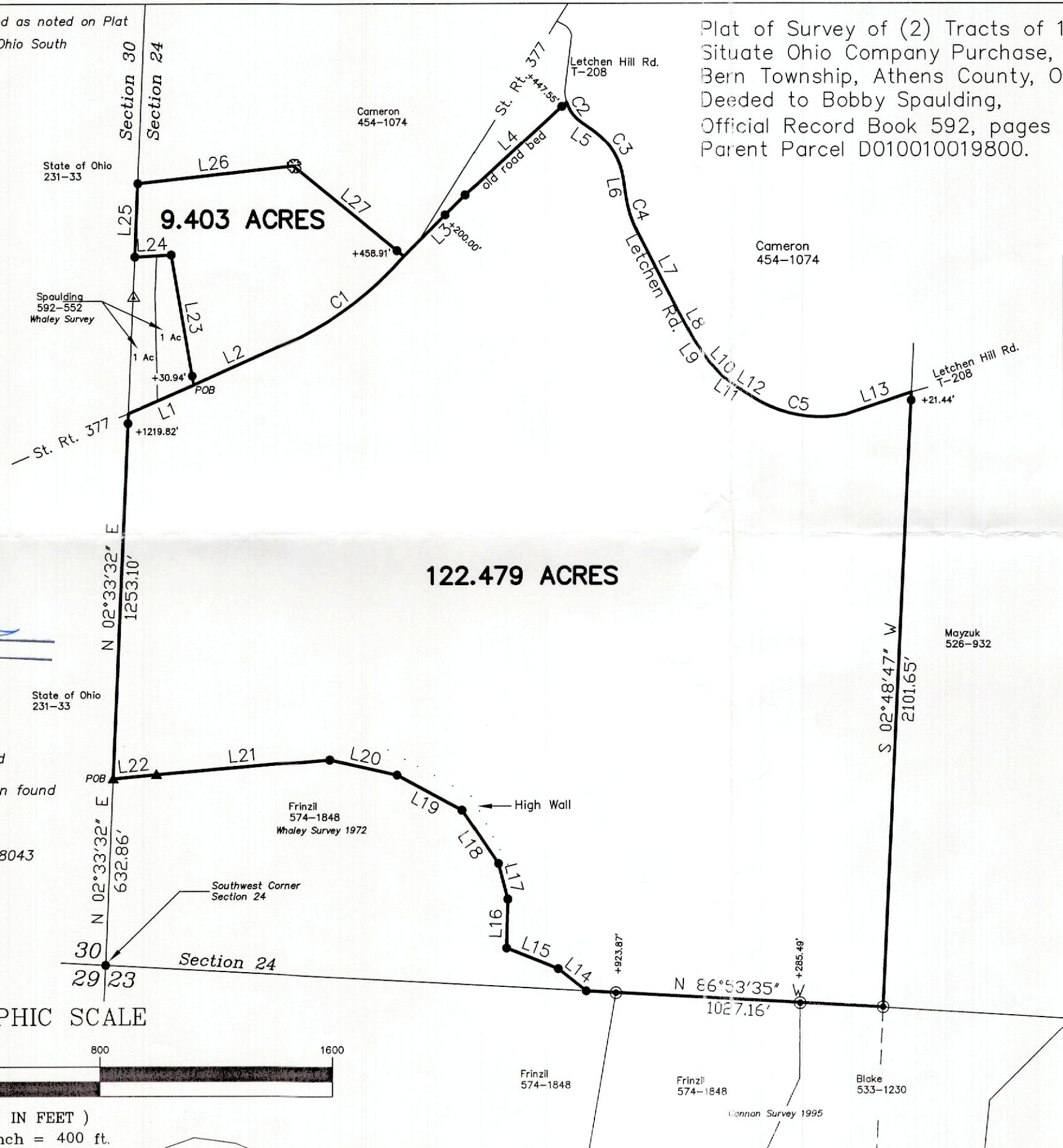
740-594-1884
FAX 740-594-9413

Prior Surveys and Deeds used as noted on Plat
Basis of Bearings: NAD 83 Ohio South

Plat of Survey of (2) Tracts of 122.479 Acres and 9.403 Acres.
Sitate Ohio Company Purchase, Town 7, Range 12, Section 24,
Bern Township, Athens County, Ohio.
Deeded to Bobby Spaulding,
Official Record Book 592, pages 552-554, (Parcel 1),
Parent Parcel D010010019800.



Charles T. Newman
Charles T. Newman
Surveyed April 2022



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DIST.
C1	1216.15'	515.89'	N 54°08'47" E	512.03'
C2	125.50'	84.21'	N 35°54'37" W	82.64'
C3	234.50'	191.16'	S 31°46'47" E	185.91'
C4	395.50'	131.55'	S 17°57'18" E	130.94'
C5	425.97'	324.47'	S 79°51'59" E	316.68'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°54'47"E	246.12'
L2	N66°01'57"E	337.84'
L3	N45°40'19"E	296.56'
L4	N47°59'34"E	469.34'
L5	S55°07'59"E	59.48'
L6	S08°25'35"E	60.65'
L7	S27°29'01"E	297.80'
L8	S28°53'04"E	109.38'
L9	S34°47'09"E	89.12'
L10	S41°58'49"E	72.64'
L11	S55°02'07"E	64.55'
L12	S58°02'43"E	71.54'
L13	N71°40'05"E	241.08'
L14	N51°54'12"W	122.03'
L15	N68°24'12"W	191.07'
L16	N01°25'48"E	165.63'
L17	N14°35'42"W	124.97'
L18	N34°16'48"W	220.61'
L19	N61°36'48"W	254.29'
L20	N77°16'48"W	239.09'
L21	S85°02'52"W	597.75'
L22	S84°30'22"W	149.42'
L23	N09°50'02"W	448.43'
L24	S86°59'05"W	126.23'
L25	N02°33'32"E	250.02'
L26	N83°43'24"E	537.53'
L27	S51°10'03"E	488.96'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian W. Miller*
DATE: 4/26/22

- ⊗ 42-inch diameter Oak
- △ 1/2-inch diameter rebar found
- ▲ 5/8"-diameter threaded iron pin found
- ⊙ Iron Pin Found capped Cannon
- Iron Pin Set CAPPED NEWMAN 8043
- Stone Found
- ⊕ Monument Found

