

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brenda Williams  
DATE: 10/7/19

Description of 6.721 Acres

Description of a tract of land situate the Ohio Company Purchase Town 7, Range 12, Section 32, Bern Township, Athens County, Ohio.


Being lands deeded to Janet A. Brown,  
Official Record Book 544, pages 2479-2482,  
and being more fully described as follows:

Commencing at a stone found at the northeast corner of said Section 32;  
Thence N87°29'00"W 2658.39 feet to an iron pin set;  
Thence N87°29'00"W 283.08 feet to an 18 inch diameter oak tree;  
Thence S04°21'25"W 238.64 feet to an iron pin set;  
Thence S04°21'25"W 256.45 feet to a point in a creek,  
referencing an iron pin found S04°21'25"W at 75.74 feet;  
Thence N63°45'52"W 473.13 feet to a point in a creek and being the point of beginning of the tract herein described;

- 1.) Thence S45°10'38"W 1031.44 feet to a point in the center of County Road 48, Sand Rock Rd., passing an iron pin set at 256.00 feet and 963.32 feet;
- 2.) Thence N05°49'15"E 327.93 feet to a point in the center of County Road 48;
- 3.) Thence N09°41'20"E 296.14 feet to a point in the center of County Road 48;
- 4.) Thence N06°37'53"E 186.78 feet to a point in the center of County Road 48;
- 5.) Thence N03°01'08"W 94.39 feet to a point in the center of County Road 48;
- 6.) Thence N83°55'10"E 42.39 feet to a point in the center of Township Road 235
- 6.) Thence N80°38'44"E 59.44 feet to a point in the center of Township Road 235;
- 7.) Thence S65°19'42"E 289.35 feet over the lands of Brown 544-2479 to an iron pin set;
- 8.) Thence S76°31'44"E 275.74 feet over the lands of Brown 544-2479 to the point of beginning containing a total of 6.721 acres.

Parcel and Deed Reference:  
Parent Parcel D010010034000  
Deed 544-2479, Fourth Tract

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 30 inch length number 5 rebar capped "NEWMAN PS-8043"  
Basis of bearings the north line of Section 32, Ohio State Plane, South Zone, NAD 83 (2011)  
The above boundary description was based on an actual field survey and completed by  
Charles T. Newman Professional Surveyor Registered PS-8043 on October 7, 2019.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701



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

OCT 08 2019

Jill Thompson  
Athens County Auditor

Plat of Survey of (5) Tracts  
Situating Ohio Company Purchase Town 7, Range 12,  
Bern Township, Athens County, Ohio.  
Deeded to Janet A. Brown  
Official Record Book 544, pages 2479-2482.



*Charles T. Newman*  
Charles T. Newman  
Surveyed Oct. 2019

Basis of Bearings:  
Denoted North Line of Section 32  
Ohio State Plane South Zone  
Grid, US Survey Feet NAD83 (2011)

Section 33 S 87°29'00" E  
Section 32 1188.00' to IPF

ShIPLEY 210-934  
10 Ac

KASLER 545-548  
Center Survey 2018  
27.10 Acres  
D010010033801

10.197 ACRES

D010010033800  
Frat Parcel, Second Tract  
5.000 ACRES

Lewis 170-157

ShIPLEY 210-934  
56 Ac

5.000 ACRES

KISSINGER 458-1298  
Rough Survey 2010  
31.799 Acres

Fourth Tract BROWN 53.34 Ac  
(D010010034000 99.008 Ac.)

KISSINGER 458-1298  
Rough Survey 2010  
17.035 Acres

- ▲ Iron Pin Found
- Iron Pin Found
- Iron Pin Set
- Stone Found
- ⊙ Monument Found
- ⊗ Oak Tree

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°29'00"W	283.08
L2	N38°35'50"W	621.38
L3	N33°20'42"E	79.98
L4	N27°15'17"E	131.10
L5	N26°50'11"E	119.82
L6	N24°49'40"E	67.93
L7	N18°30'10"E	79.83
L8	N12°07'41"E	102.52
L9	N16°11'13"E	53.94
L10	N17°27'26"E	97.87
L11	S49°18'19"E	312.66
L12	S09°08'00"E	979.65
L13	S04°21'25"W	238.64
L14	N63°34'12"W	684.30
L15	N32°09'38"E	83.61
L16	N25°52'23"E	159.13
L17	N29°12'43"E	70.16
L18	N33°46'22"E	50.87
L19	N33°20'42"E	121.53
L20	S04°21'25"W	256.45
L21	N63°45'52"W	473.13
L22	N76°31'44"W	275.74
L23	N65°19'42"W	289.35
L24	N80°38'44"E	25.78
L25	N71°48'22"E	101.76
L26	N67°13'08"E	88.55
L27	N62°13'46"E	126.64
L28	N51°31'12"E	59.25
L29	S45°10'38"W	1031.44
L30	N05°49'15"E	327.93
L31	N09°41'20"E	296.14
L32	N06°37'53"E	186.78
L33	N03°01'08"W	94.39
L34	N83°55'10"E	42.39
L35	N80°38'44"E	59.44
L36	N76°29'24"E	557.22
L37	S23°03'59"W	716.44
L38	N71°06'12"W	276.51
L39	N00°03'58"E	439.44

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Williams*  
DATE: 10/7/19

GRAPHIC SCALE



( IN FEET )  
1 inch = 500 ft.

Fair Chase 511-1718