

MAR 28 2023

5.00 Acres

Jill Thompson  
Athens County Auditor

Situate Ohio Company Purchase, Town 5, Range 13, Section 1, Canaan Township, Athens County, Ohio.  
Said 5.00 acres being a portion of the lands deeded to: Orin Dale Farm LLC, and of record in  
Official Record Book 514, pages 2416-2418, parcel E010010025600, and being more fully described as  
follows:

Commencing at the northeast corner of the Southwest Quarter of said Section 1;

Thence N86°42'45"W 826.58 feet to an iron pin set at the southeast corner of Sayers 413-25 and the  
southwest corner of Gilders 75-310, passing a #5 rebar found at 10.80 feet in the center of Wright Road,  
Township Rd. 539;

Thence N04°38'12"E 307.98 feet to an iron pin set at the northwest corner of Sayers and the northeast  
corner of Gilders 75-310, and being the point of beginning of the tract herein described;

1.) Thence N41°39'55"W 392.83 feet over the lands of the parent tract to an iron pin set, and continuing  
over the parent tract for the next (6) courses;

2.) Thence N48°20'05"E 422.56 feet to an iron pin set;

3.) Thence S41°39'55"E 290.01 feet to an iron pin set;

4.) Thence S00°34'47"E 321.76 feet to an iron pin set;

5.) Thence S85°39'12"E 233.35 feet to an iron pin set;

6.) Thence S61°22'22"E 298.44 feet to a point in Township Rd. 539, passing an iron pin set at 278.44 feet;

7.) Thence S12°20'41"E 66.22 feet to an #5 rebar found in the center of Township Rd. 539;

8.) Thence N61°22'22"W 331.32 feet along a common boundary to Gilders 75-310 to an iron pin set;

9.) Thence N85°11'35"W 154.38 feet along said common boundary to an iron pin set;

10.) Thence N86°46'43"W 315.21 feet along said common boundary to the point of beginning containing  
a total of 5.00 acres.

Along with the rights of a 30.00 feet wide ingress/egress easement over said parent tract. Easement is  
bounded left 15.00 feet and right 15.00 feet of the following described centerline courses;

Beginning N12°20'41"W 334.23 feet from the most southeast corner of said 5.00 acres tract, and where  
Township Rd. 539 terminates at its northern end;

Thence N04°41'26"E 114.81 feet along the center of the easement to a point;

Thence N78°34'54"W 458.92 feet along the center of the easement to a point on the boundary line of  
said 5.00 acres and being the terminus of easement.


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

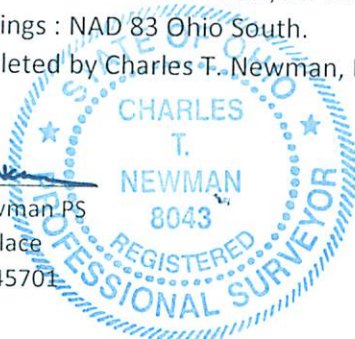
Subject to all other easements, rights-of-way, covenants and agreements of record.

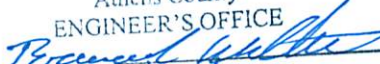
Iron Pins Set are of number 5 rebar, 30-inches in length and capped NEWMAN PS-8043.

Basis of bearings : NAD 83 Ohio South.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 21, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/29/23

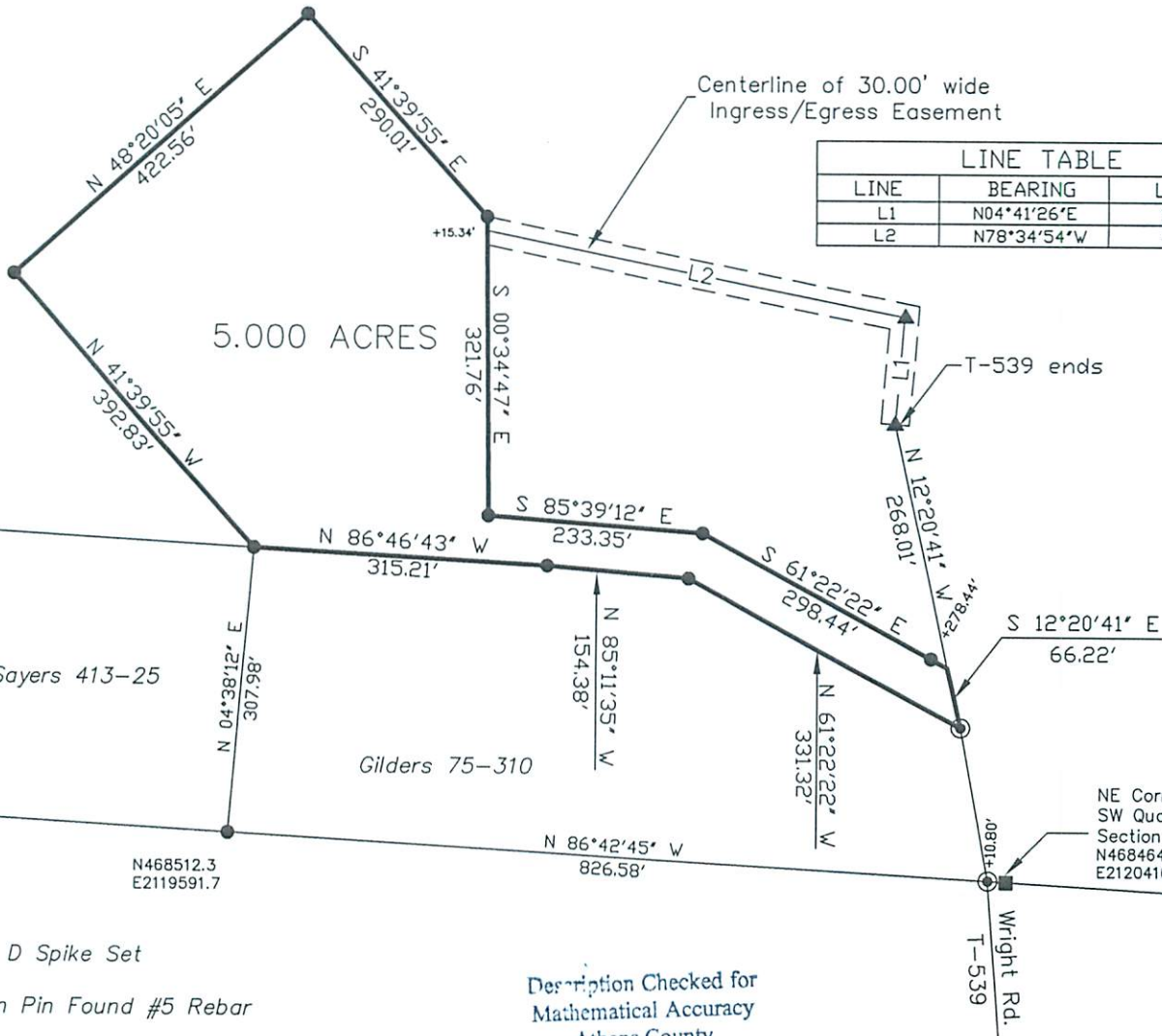
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 5.00 Acres  
Situating Ohio Company Purchase, Town 5, Range 13, Section 1,  
Canaan Township, Athens County, Ohio.  
Being deeded to and being a portion of the: Orin Dale Farm LLC,  
Official Record Book 514, pages 2416-2418,  
Parent Parcel: E010010025600.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°41'26"E	114.81'
L2	N78°34'54"W	458.92'

- ▲ 60 D Spike Set
- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman
- Missing Stone "Previously Found"

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brandon Walker*  
DATE: 3/29/23

*Charles T. Newman*  
Charles T. Newman  
Surveyed March 2023

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

