

5.200 Acres

Situate Ohio Company Purchase, Town 5, Range 15, Section 26, Canaan Township, Athens County, Ohio. Being deeded to John E. Seaman and Penny S. Seaman, and being a portion of: Official Record Book 311, pages 531-532, and Official Record Book 201, pages 908-910. Respectively Parent Parcel E020020000401, and Parent Parcel E0200200016900.

Commencing at an iron pin set at the southwest corner of the Northeast Quarter of said Section 26; Thence S87°29'56"E 120.68 feet to a point in North Coolville Ridge Road, Township Rd. 92; Thence S03°31'44"W 17.58 feet to a point in Township Rd. 92; Thence S03°31'44"W 50.64 feet to a point in Township Rd. 92, and being the point of beginning of the tract herein described;

- 1.) Thence S03°31'48"W 56.61 feet to a point in Township Rd. 92;
- 2.) Thence S03°57'56"E 132.01 feet to a point in Township Rd. 92;
- 3.) Thence S15°16'21"E 102.66 feet to a point in Township Rd. 92;
- 4.) Thence S32°05'11"E 116.74 feet to a point in Township Rd. 92;
- 5.) Thence S41°21'06"E 224.97 feet to a point in Township Rd. 92;
- 6.) Thence S67°17'45"W 46.16 feet over the lands of Seaman 311-531 to an iron pin set;
- 7.) Thence S85°27'24"W 361.71 feet to an iron pin set;
- 7.) Thence S62°52'06"W 361.80 feet over the lands of Seaman 201-908 to an iron pin set;
- 8.) Thence N12°44'18"E 355.41 feet to an iron pin set;
- 9.) Thence N43°51'39"E 582.25 feet, passing an iron pin set at 542.25 feet to the point of beginning containing a total of 5.200 acres.

Acres of 2.700 acres are from parent parcel E020020000401.

Acres of 2.500 acres are from parent parcel E020020016900.


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

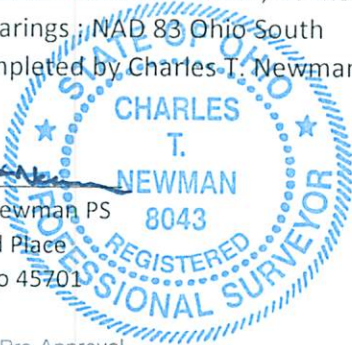
Subject to all easements, rights-of-way, covenants and agreements of record.

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 April 9, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/12/23

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

APR 12 2023

Jill Thompson
Athens County Auditor

8.751 Acres


Situate Ohio Company Purchase, Town 5, Range 15, Section 26, Canaan Township, Athens County, Ohio. Being deeded to John E. Seaman and Penny S. Seaman, and being a portion of: Official Record Book 311, pages 531-532, Official Record Book 201, pages 908-910, and Official Record Book 349-1911. Respectively Parent Parcel E020020000401, Parent Parcel E020020016900, and Parent Parcel E020020000403.

Commencing at an iron pin set at the southwest corner of the Northeast Quarter of said Section 26; Thence S87°29'56"E 120.68 feet to a point in North Coolville Ridge Road, Township Rd. 92; Thence S03°31'44"W 17.58 feet to a point in Township Rd. 92; Thence S03°31'44"W 50.64 feet to a point in Township Rd. 92; Thence S03°31'48"W 56.61 feet to a point in Township Rd. 92; Thence S03°57'56"E 132.01 feet to a point in Township Rd. 92; Thence S15°16'21"E 102.66 feet to a point in Township Rd. 92; Thence S32°05'11"E 116.74 feet to a point in Township Rd. 92; Thence S41°21'06"E 224.97 feet to a point in Township Rd. 92, and being the point of beginning of the tract herein described;

- 1.) Thence S41°21'06"E 94.20 feet to a point in North Coolville Ridge Road, Township Rd. 92;
- 2.) Thence S34°29'16"E 105.84 feet to a point in Township Rd. 92;
- 3.) Thence S19°55'56"E 65.48 feet to a point in Township Rd. 92;
- 4.) Thence S17°39'15"E 62.42 feet to a point in Township Rd. 92;
- 5.) Thence S66°10'50"W 654.29 feet, passing over an iron pin set at 25.00 feet and over the lands of Seaman 349-1911 to an iron pin set (referencing an iron pin set at S03°41'03"W at 100.00 feet, and being the northwest corner of Borchard 504-1570);
- 6.) Thence S77°07'52"W 500.90 feet over the lands of Seaman 201-908 to an iron pin set;
- 7.) Thence N24°06'02"E 485.66 feet to an iron pin set;
- 8.) Thence N62°52'06"E 361.80 feet to an iron pin set;
- 9.) Thence N85°27'24"E 361.71 feet over the lands of Seaman 311-531 to an iron pin set;
- 10.) Thence N67°17'45"E 46.16 feet to the point of beginning containing a total of 8.751 acres.


Acreages of 1.973 acres are from parent parcel E020020000401.
Acreages of 2.772 acres are from parent parcel E020020000403.
Acreages of 4.006 acres are from parent parcel E020020016900.

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 April 9, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/12/23

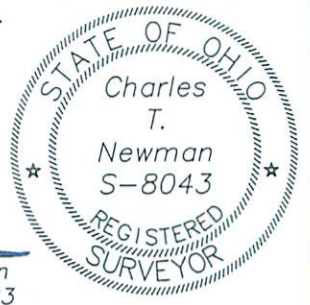
Legal Description Pre-Approval
APPROVED
All transfers are subject to
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APR 12 2023

Jill Thompson
Athens County Auditor



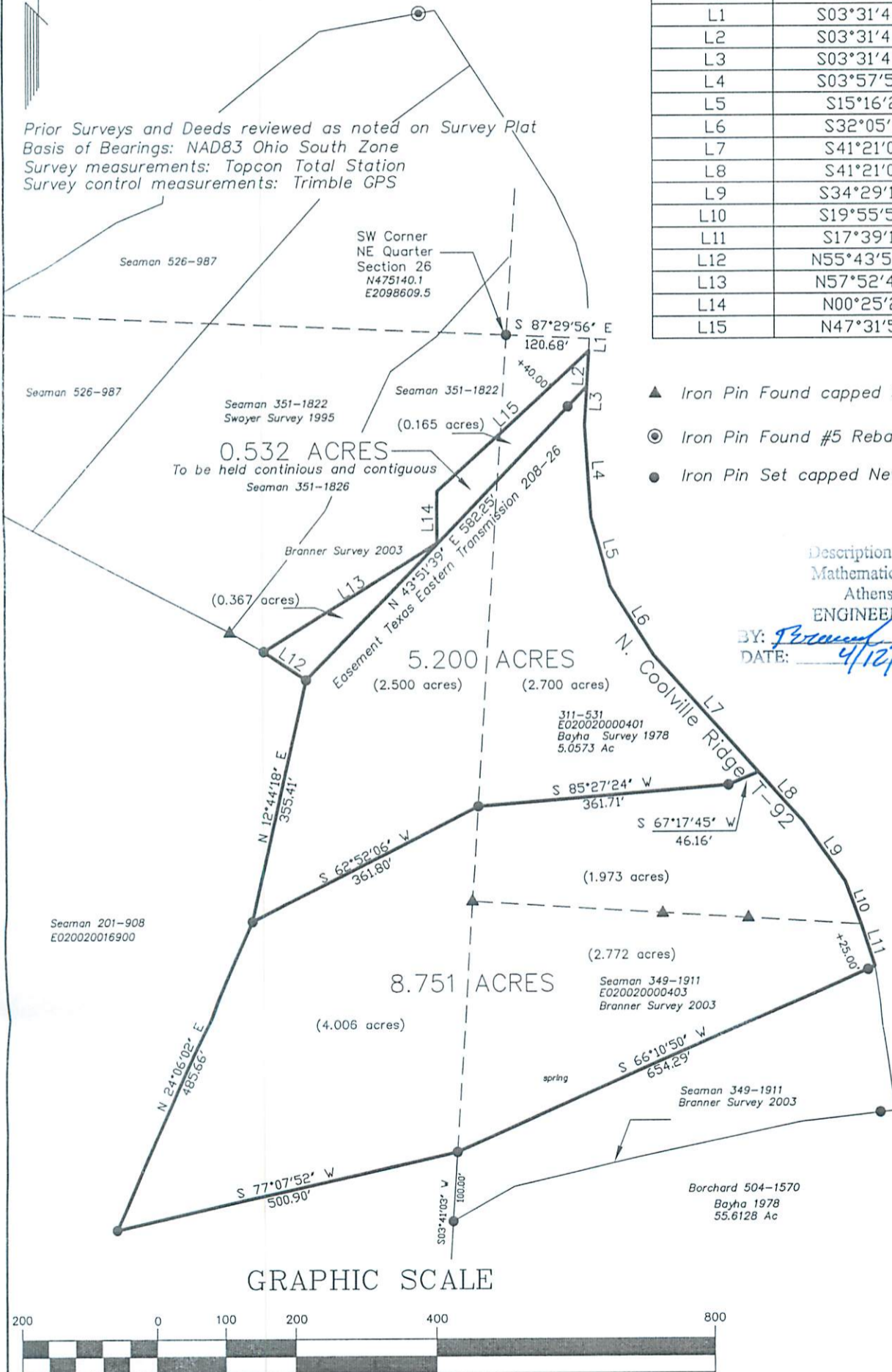
Plat of Survey being deeded to John E. Seaman and Penny S. Seaman.
 Official Record Book 201, pages 908-910.
 Official Record Book 349, pages 1911-1913.
 Official Record Book 311, pages 531-532.
 Survey of (3) Tracts situate Ohio Company Purchase. Town 5,
 Range 13, Section 26, Canaan Township, Athens County, Ohio.



Charles T. Newman
 Charles T. Newman
 Surveyed April 2023

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°31'44"W	17.58'
L2	S03°31'44"W	50.64'
L3	S03°31'48"W	56.61'
L4	S03°57'56"E	132.01'
L5	S15°16'21"E	102.66'
L6	S32°05'11"E	116.74'
L7	S41°21'06"E	224.97'
L8	S41°21'06"E	94.20'
L9	S34°29'16"E	105.84'
L10	S19°55'56"E	65.48'
L11	S17°39'15"E	62.42'
L12	N55°43'53"W	72.65'
L13	N57°52'46"E	291.13'
L14	N00°25'21"E	73.75'
L15	N47°31'50"E	297.56'

Prior Surveys and Deeds reviewed as noted on Survey Plat
 Basis of Bearings: NAD83 Ohio South Zone
 Survey measurements: Topcon Total Station
 Survey control measurements: Trimble GPS



- ▲ Iron Pin Found capped Swoyer
- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Priscilla J. Miller*
 DATE: 4/12/23

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.