

5.00 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 5, Range 12, Section 12, Carthage Township, Athens County, Ohio.

Parcel deeded to: M&M Land Company LLC, Official Record Book 579, pages 340-341.

Parcel F010010021400.

Commencing at a stone found at the northeast corner of said Section 12;

Thence N88°33'15"W 1127.90 feet to a point in the center of Sand Hill Road, Township Rd. 149, and being the point of beginning of the parcel herein described;

1.) Thence along a curve to the right having a radius of 1088.47 feet, length of 682.73 feet, chord bearing of S24°15'47"W, and chord distance of 671.59 feet to a point in the center of Township Road 149;

2.) Thence N29°09'04"W 719.17 feet along a common boundary to Flowers 456-2371 to an iron pin set, passing an iron pin set at 34.37 feet;

3.) Thence S88°33'15"E 626.49 feet along a common boundary to Powell 389-2206 and Dunfee 429-1355, (passing an iron pin set at 595.92 feet) to the point of beginning containing a total of 5.00 Acres.


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

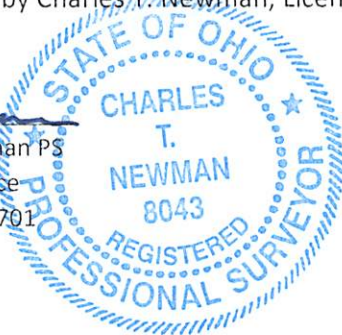
Subject to all easements, rights-of-way, and covenants and agreements of record.


All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted north line of Section 12; A true meridian has NOT been determined.

Survey revised by Charles T. Newman, Licensed Professional Surveyor 8043 on February 23, 2022.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/28/22

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

MAR 01 2022

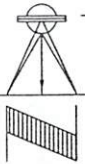
Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



Plat of Survey of 5.00 Acres
Sitate Ohio Company Purchase, Town 5, Range 12, Section 12,
Carthage Township, Athens County, Ohio.
Being deeded to: M&M Land Company, LLC
Deed Reference: Official Record Book 579, pages 340-341.
Parcel ID F010010021400



Charles T. Newman
Charles T. Newman
Revised 2/22/2022

Prior Survey

NEWMAN SURVEY 2005

Powell
389-2206

Dunfee
429-1355

S 88°33'15" E
626.49'

+595.92'

Rome Twp.
Carthage Twp.

N 88°33'15" W
1127.90'

12 | 6

M&M Land 579-340

5.00 ACRES

N 29°09'04" W
719.17'

T-149

Schwendeman
551-1891

Sand Hill Rd.
C1

Flowers
456-2371

+34.37'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian K. ...*
DATE: 2/28/02

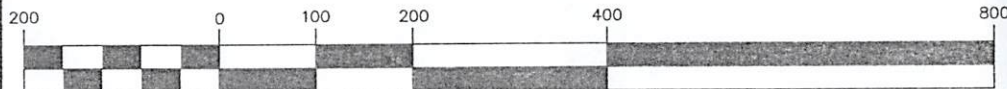
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1088.47'	682.73'	671.59'	S 24°15'47" W

Prior Survey and Deeds used as noted on Plat.
Basis of Bearings the denoted north line of Section 12,
A True Meridian has NOT been determined.

- Iron Pin Set
- Stone Found

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.