

92.92 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 5, Range 12, Section 12, Carthage Township, Athens County, Ohio, and being all the lands deeded to: Roy E. Hart and Elaine L. Hart, Official Record Book 460, pages 674-675.

Commencing at a stone found at the northeast corner of said Section 12;
Thence S00°18'07"E 618.35 feet along the east line of Section 12 to an iron pin set at the point of beginning of the parcel herein described;

- 1.) Thence S00°18'07"E 2103.09 feet, (passing #5 rebar iron pins found at 117.08 feet and at 537.74 feet) along a common boundary to Boyer 322-1209, Goosman 268-1546, and Tucker 299-332 to a stone found;
- 2.) Thence S89°28'37"W 1423.92 feet, (passing an iron pin set at 1337.92 feet) along a common boundary to Hopkins 110-676, and Reid 429 1360 to an iron pin found capped England;
- 3.) Thence N25°23'49"W 105.90 feet along a common boundary to The Athens Conservancy 576-2161 to a point in the creek;
- 4.) Thence S87°48'39"W 134.00 feet to a point in the creek;
- 5.) Thence S51°44'47"W 51.67 feet to a point in the creek;
- 6.) Thence S43°31'29"W 83.72 feet to a point in the creek;
- 7.) Thence N83°40'07"W 156.31 feet to a point in the creek;
- 8.) Thence N51°36'37"W 110.62 feet to a point in the creek;
- 9.) Thence N62°37'29"W 74.23 feet to a point in the creek;
- 10.) Thence N66°13'30"W 62.69 feet to a point in the creek;
- 11.) Thence N82°47'48"W 72.63 feet to a point in the creek;
- 12.) Thence N12°02'06"E 44.39 feet to a point in the creek;
- 13.) Thence N29°25'02"W 82.96 feet to a point in the creek;
- 14.) Thence N06°30'27"W 116.34 feet to a point in the creek;
- 15.) Thence N04°11'21"E 197.36 feet to a point in the creek;
- 16.) Thence N11°55'12"W 51.29 feet to a point in the creek;
- 17.) Thence N07°37'18"E 127.21 feet to a point in the creek;
- 18.) Thence N61°55'20"E 40.15 feet to a point in the creek;
- 19.) Thence N18°43'08"E 94.27 feet to a point in the creek;
- 20.) Thence N08°58'06"E 107.69 feet to a point in the creek;
- 21.) Thence N06°17'34"E 82.75 feet along a common boundary to Flowers 456-2371 to a point in the creek;
- 22.) Thence N18°25'10"E 46.90 feet to a point in the creek;
- 23.) Thence N17°46'15"E 67.74 feet to a point in the creek;
- 24.) Thence N18°43'04"E 51.15 feet to a point in the creek;
- 25.) Thence N49°29'05"E 77.82 feet to a point in the creek;
- 26.) Thence N23°03'53"E 75.43 feet to a point in the creek;

- 27.) Thence N36°01'01"E 109.27 feet to a point in the creek;
- 28.) Thence N40°58'12"E 113.29 feet to a point in the creek;
- 29.) Thence N46°36'10"E 99.16 feet to a point in the creek;
- 30.) Thence N29°53'04"E 70.16 feet to a point in the creek;
- 31.) Thence N46°13'40"E 103.96 feet to a point in the creek;
- 32.) Thence N27°49'43"E 201.98 feet to a point in the creek;
- 33.) Thence N31°48'58"E 137.83 feet to a point in the creek;
- 34.) Thence N23°20'08"E 79.98 feet to a point in the creek;
- 35.) Thence N15°28'06"E 73.24 feet to a point in the center of T-149;
- 36.) Thence S88°46'51"E 1381.10 feet along a common boundary to Schwendeman 551-1891, (passing an iron pin set at 18.94 feet, passing an iron pin set at 499.11 feet, and passing a 22-inch diameter oak tree at 795.50 feet) to the point of beginning containing a total of 92.92 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.

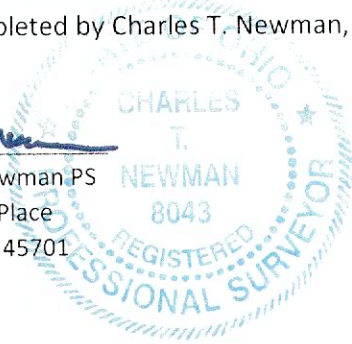
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : The denoted east line of Section 12

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 12, 2021.



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



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

AUG 16 2021

Jill Thompson
 Athens County Auditor

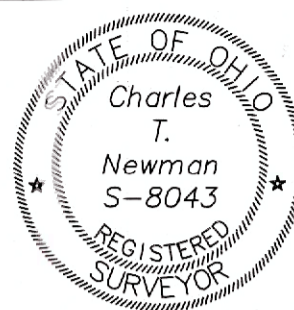
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 8/16/21

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey 92.92 Acres
Situat Ohio Company Purchase, Town 5, Range 12, Section 12,
Carthage Township, Athens County, Ohio.
Being all of the lands deeded to:
Roy E. Hart and Elaine L. Hart, Official Record Book 460, pages 674-675.



Basis of Bearings:
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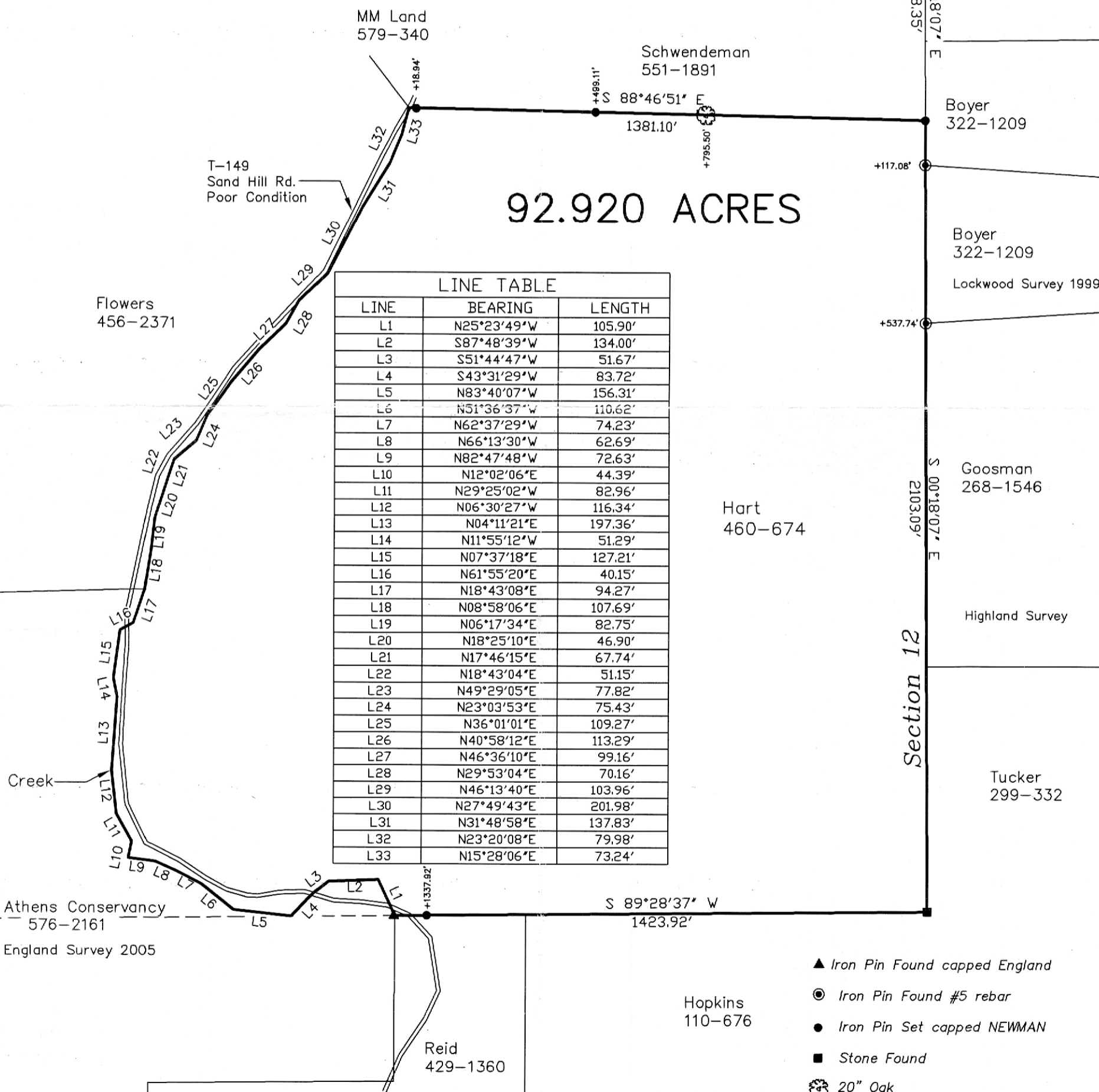
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Prasad Williams
DATE: 8/16/21

Charles T. Newman
Charles T. Newman
Surveyed 8/12/2021

Survey References:
Deeds and Surveys as noted on Survey Plat

7 1
12 6
NE Corner
Section 12
Lockwood Survey 1999



LINE	BEARING	LENGTH
L1	N25°23'49"W	105.90'
L2	S87°48'39"W	134.00'
L3	S51°44'47"W	51.67'
L4	S43°31'29"W	83.72'
L5	N83°40'07"W	156.31'
L6	N51°36'37"W	110.62'
L7	N62°37'29"W	74.23'
L8	N66°13'30"W	62.69'
L9	N82°47'48"W	72.63'
L10	N12°02'06"E	44.39'
L11	N29°25'02"W	82.96'
L12	N06°30'27"W	116.34'
L13	N04°11'21"E	197.36'
L14	N11°55'12"W	51.29'
L15	N07°37'18"E	127.21'
L16	N61°55'20"E	40.15'
L17	N18°43'08"E	94.27'
L18	N08°58'06"E	107.69'
L19	N06°17'34"E	82.75'
L20	N18°25'10"E	46.90'
L21	N17°46'15"E	67.74'
L22	N18°43'04"E	51.15'
L23	N49°29'05"E	77.82'
L24	N23°03'53"E	75.43'
L25	N36°01'01"E	109.27'
L26	N40°58'12"E	113.29'
L27	N46°36'10"E	99.16'
L28	N29°53'04"E	70.16'
L29	N46°13'40"E	103.96'
L30	N27°49'43"E	201.98'
L31	N31°48'58"E	137.83'
L32	N23°20'08"E	79.98'
L33	N15°28'06"E	73.24'

- ▲ Iron Pin Found capped England
- Iron Pin Found #5 rebar
- Iron Pin Set capped NEWMAN
- Stone Found
- ⊗ 20" Oak

