

5.000 Acres

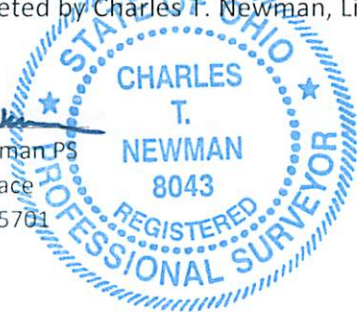
Situate Ohio Company Purchase, Town 5, Range 12, Section 18, Carthage Township, Athens County, Ohio. Being a tract of 5.000 acres created from a parcel deeded to Heaman and Brenda Hart, Deed Book 237, pages 75-77. Parent Parcel F010010019200.

Commencing at a point at the southwest corner of said Section 18; Thence S87°27'18"E 2112.00 feet to a stone found at the southwest corner of said parent parcel; Thence N02°58'37"E 1450.29 feet along a common boundary to Reichardt to a point in Potter Road, County Rd. 143, passing an iron pin found at 1435.54 feet; Thence S82°31'39"E 217.80 feet to a point in County Road 143; Thence S70°53'34"E 89.85 feet to a point in the center of County Road 143; Thence S64°21'08"E 236.49 feet to a point in the center of County Road 143, and being the point of beginning of the tract herein described;

- 1.) Thence S23°43'26"W 467.43 feet over the lands of the parent parcel to an iron pin set, passing an iron pin set at 13.60 feet;
- 2.) Thence S63°22'16"E 462.92 feet to an iron pin set;
- 3.) Thence N23°43'26"E 467.50 feet to a point in the center of County Road 143, passing an iron pin set at 451.80 feet;
- 4.) Thence N60°01'59"W 92.72 feet to a point in the center of County Road 143;
- 5.) Thence N63°40'17"W 243.35 feet to a point in the center of County Road 143;
- 6.) Thence N65°15'43"W 127.07 feet to the point of beginning containing a total of 5.000 acres

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 August 29, 2022.

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca J. Miller*
DATE: 8/31/22

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

SEP 1 2022

Jill Thompson
Athens County Auditor

5.013 Acres

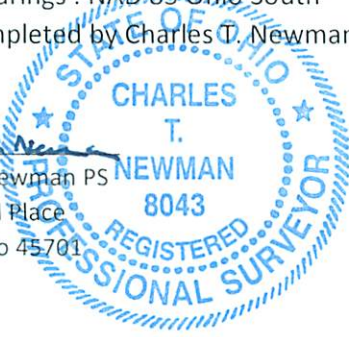
Situate Ohio Company Purchase, Town 5, Range 12, Section 18, Carthage Township, Athens County, Ohio.
Being a tract of 5.014 acres created from a parcel deeded to Heaman and Brenda Hart,
Deed Book 237, pages 75-77.
Parent Parcel F010010019200.

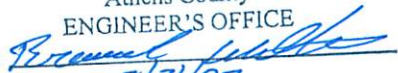
Commencing at a point at the southwest corner of said Section 18;
Thence S87°27'18"E 2112.00 feet to a stone found at the southwest corner of said parent parcel;
Thence N02°58'37"E 1450.29 feet along a common boundary to Reichardt to a point in Potter Road,
County Rd. 143, passing an iron pin found at 1435.54 feet;
Thence S82°31'39"E 217.80 feet to a point in County Road 143;
Thence S70°53'34"E 89.85 feet to a point in the center of County Road 143 at the point of beginning of
the tract herein described;

- 1.) Thence N12°30'31"E 427.48 feet along a common boundary to Hart 317-603 to an iron pin found,
passing iron pins set at 18.26 feet and at 360.10 feet;
- 2.) Thence S87°04'34"E 508.34 feet to an iron pin set, passing an iron pin set at 159.40 feet;
- 3.) Thence S26°24'47"W 610.69 feet over the lands of said parent parcel to a point in the center of County
Road 143, passing an iron pin set at 580.69 feet;
- 4.) Thence N65°15'43"W 127.07 feet to a point in the center of County Road 143;
- 5.) Thence N64°21'08"W 236.49 feet to the point of beginning containing a total of 5.013 acres.

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 August 29, 2022.


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Athens County Auditor

5.014 Acres

Situate Ohio Company Purchase, Town 5, Range 12, Section 18, Carthage Township, Athens County, Ohio. Being a tract of 5.014 acres created from a parcel deeded to Heaman and Brenda Hart, Deed Book 237, pages 75-77. Parent Parcel F010010019200.

Commencing at a point at the southwest corner of said Section 18;
Thence S87°27'18"E 2112.00 feet to a stone found at the southwest corner of said parent parcel;
Thence N02°58'37"E 1450.29 feet along a common boundary to Reichardt to a point in Potter Road, County Rd. 143, passing an iron pin found at 1435.54 feet;
Thence S82°31'39"E 217.80 feet to a point in County Road 143;
Thence S70°53'34"E 89.85 feet to a point in the center of County Road 143;
Thence S64°21'08"E 236.49 feet to a point in the center of County Road 143;
Thence S65°15'43"E 127.07 feet to a point in the center of County Road 143, and being the point of beginning of the tract herein described;

- 1.) Thence N26°24'47"E 610.69 feet over the lands of said parent tract, to an iron pin set, passing an iron pin set at 30.00 feet;
- 2.) Thence S87°04'34"E 253.78 feet along a common boundary to Hart 317-603 to a point in the center of County Road 53, passing an iron pin set at 211.22 feet;
- 3.) Thence S12°54'56"W 617.62 feet to a point in the center of County Road 53;
- 4.) Thence along a curve to the left having a radius of 179.05 feet, curve length of 201.18 feet, chord bearing of S19°16'25"E, and chord distance of 190.76 feet to a point at the intersection of County Road 53, and County Road 143;
- 5.) Thence N58°14'48"W 178.27 feet to a point in the center of County Road 143;
- 6.) Thence N60°01'59"W 92.72 feet to a point in the center of County Road 143;
- 7.) Thence N63°40'17"W 243.35 feet to the point of beginning containing a total of 5.014 acres.


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

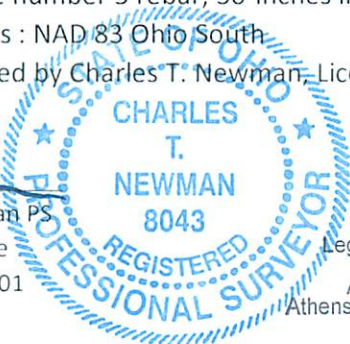
Subject to all easements, rights-of-way, covenants and agreements of record.

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 August 29, 2022.


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BY: 
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Jill Thompson
Athens County Auditor

6.794 Acres

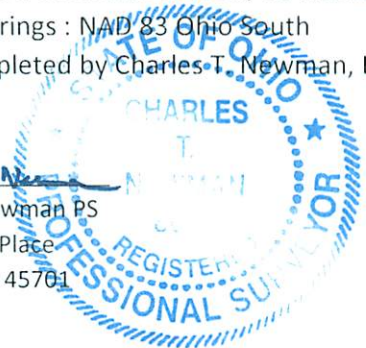
Situate Ohio Company Purchase, Town 5, Range 12, Section 18, Carthage Township, Athens County, Ohio. Being a tract of 5.000 acres created from a parcel deeded to Heaman and Brenda Hart, Deed Book 237, pages 75-77. Parent Parcel F010010019200.

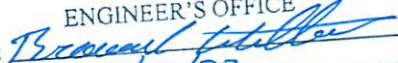
Commencing at a point at the southwest corner of said Section 18;
Thence S87°27'18"E 2112.00 feet to a stone found at the southwest corner of said parent parcel;
Thence S87°27'18"E 1198.09 feet to an iron pin set at the point of beginning of the tract herein described

- 1.) Thence N02°58'37"E 967.53 feet over the lands of said parent tract to a point in the center of Bethany Ridge, County Road 53, passing an iron pin set at 937.53 feet;
- 2.) Thence S50°58'32"E 325.29 feet to a point in the center of County Road 53;
- 3.) Thence along a curve to the right having a radius of 195.16 feet, curve length of 175.06 feet, chord bearing of S25°16'34"E, and chord distance of 169.25 feet to a point in the center of County Road 53;
- 4.) Thence S00°25'16"W 624.84 feet to a point in the center of County Road 53;
- 5.) Thence N87°27'18"W 371.00 feet, passing a stone found at 23.28 feet, along a common boundary to Morris to the point of beginning containing a total of 6.794 acres.

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 August 29, 2022.


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Athens County Auditor


29.796 Acres

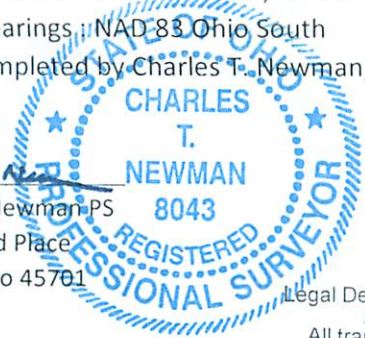
Situate Ohio Company Purchase, Town 5, Range 12, Section 18, Carthage Township, Athens County, Ohio. Being a tract of 29.796 acres created from a parcel deeded to Heaman and Brenda Hart, Deed Book 237, pages 75-77. Parent Parcel F010010019200.

Commencing at a point at the southwest corner of said Section 18; Thence S87°27'18"E 2112.00 feet to a stone found at the southwest corner of said parent parcel, and being the point of beginning of the tract herein described;


- 1.) Thence N02°58'37"E 1450.29 feet along a common boundary to Reichardt to a point in Potter Road, County Rd. 143, passing an iron pin found at 1435.54 feet;
- 2.) Thence S82°31'39"E 217.80 feet to a point in County Road 143;
- 3.) Thence S70°53'34"E 89.85 feet to a point in the center of County Road 143;
- 4.) Thence S64°21'08"E 236.49 feet to a point in the center of County Road 143;
- 5.) Thence S23°43'26"W 467.43 feet over the lands of the parent parcel to and iron pin set, passing an iron pin set at 13.60 feet;
- 6.) Thence S63°22'16"E 462.92 feet to an iron pin set;
- 7.) Thence N23°43'26"E 467.50 feet to a point in the center of County Road 143, passing an iron pin set at 451.80 feet;
- 8.) Thence S58°14'48"E 178.27 feet to a point at the intersection of County Road 143 and County Road 53, Bethany Ridge;
- 9.) Thence S51°18'28"E 118.33 feet to a point in the center of County Road 53;
- 10.) Thence S02°58'37"W 967.53 feet to an iron pin set, passing an iron pin set at 30.00 feet;
- 11.) Thence N87°27'18"W 1198.09 feet along common boundaries with Rymer 314-1363, and Nutter 304-175 to the point of beginning containing a total of 29.796 acres.

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 August 29, 2022.


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DATE: 8/31/22

SEP 1 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) Tracts
Being all of an existing parcel F010010019200,
Deeded to: Heaman Hart and Brenda Hart,
Deed Book 237, pages 75-77.
Situating Ohio Company Purchase, Town 5, Range 12, Section 18,
Carthage Township, Athens County, Ohio.

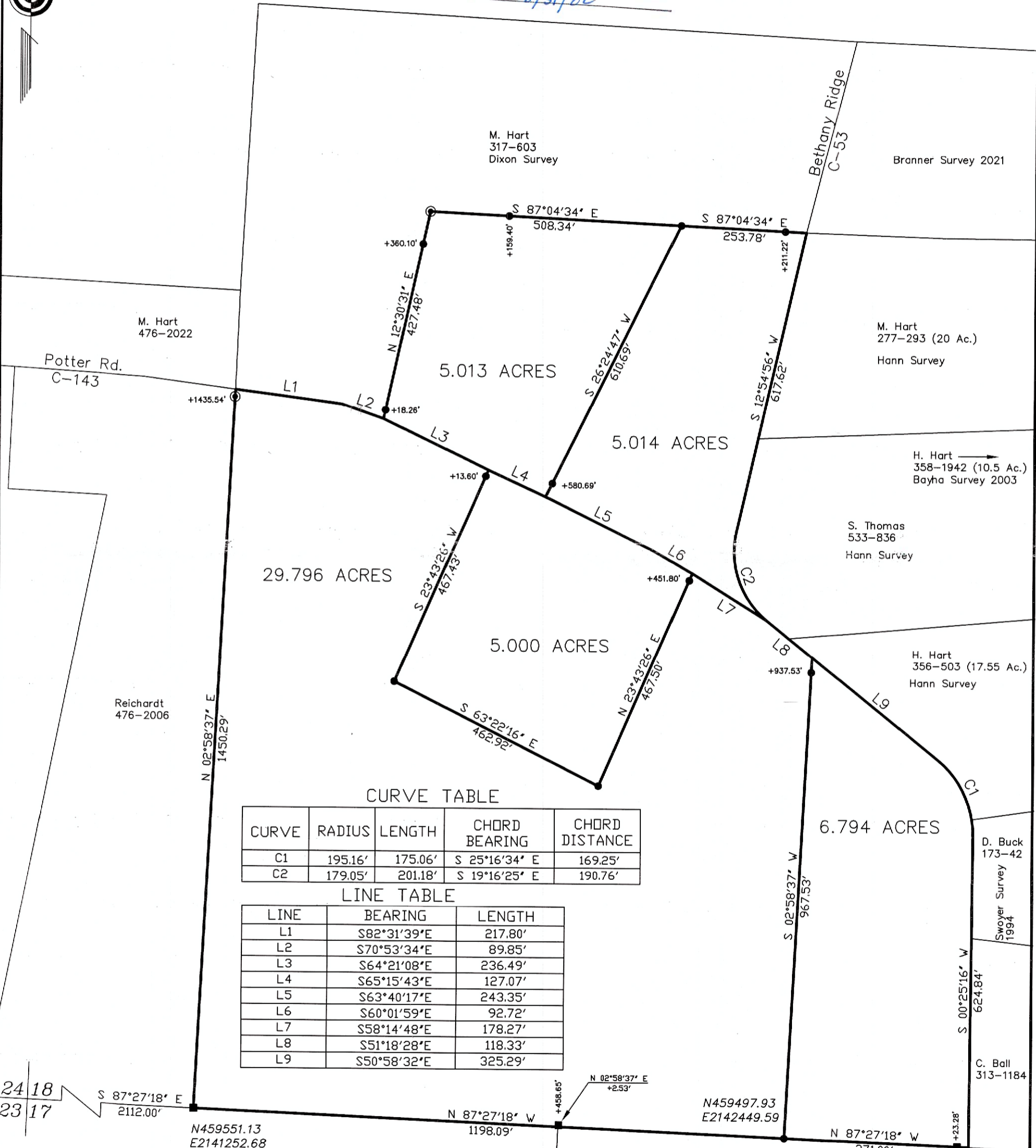
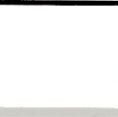
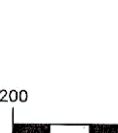
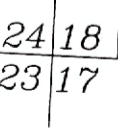
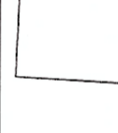
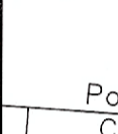
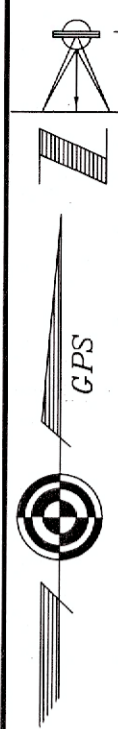


Charles T. Newman
Charles T. Newman
Surveyed August 2022

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Pravind Kulkarni*
DATE: 8/31/22

Prior Surveys and Deeds used as noted on Plat
Basis of Bearings: NAD 83 Ohio South



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	195.16'	175.06'	S 25°16'34" E	169.25'
C2	179.05'	201.18'	S 19°16'25" E	190.76'

LINE TABLE

LINE	BEARING	LENGTH
L1	S82°31'39"E	217.80'
L2	S70°53'34"E	89.85'
L3	S64°21'08"E	236.49'
L4	S65°15'43"E	127.07'
L5	S63°40'17"E	243.35'
L6	S60°01'59"E	92.72'
L7	S58°14'48"E	178.27'
L8	S51°18'28"E	118.33'
L9	S50°58'32"E	325.29'

24 18
23 17

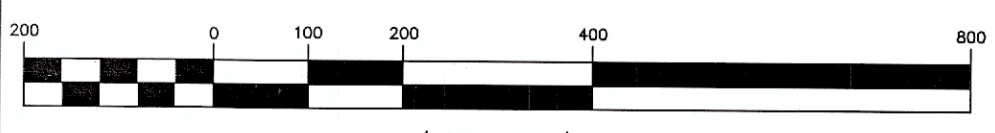
S 87°27'18" E
2112.00'
N459551.13
E2141252.68

N 87°27'18" W
1198.09'

N459497.93
E2142449.59

N 87°27'18" W
371.00'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

- ▲ Railroad Spike Found
- ▲ Iron Pin Found capped JRO 7486
- Iron Pin Found #5 Rebar
- Iron Pin Set capped NEWMAN 8043
- Stone Found
- ⊗ Corner Tree with old fence