

44.918 Acres

Situate Ohio Company Purchase, Town 5, Range 12, Section 13 and Section 7, Carthage Township, Athens County, Ohio. Being deeded to William Henry <sup>Reader</sup> Deeter and Lisa Servia Villamil, and being recorded in Official Record Book 576, pages 1720-1721; Being the entirety of said deeded lands of the First Tract F010010032400, and Second Tract F010010031700, and being more fully described as follows:

Commencing at a two-inch diameter iron found at the southwest corner of said Section 7; Thence N00°01'41"W 870.99 feet to an iron pin set at the base of a 30-inch diameter corner tree with fence and being the point of beginning of the tract herein described.

- 1.) Thence S89°58'35"W 1435.83 feet along a common boundary to Hart 546-73 to an iron pin set at an old corner fence post;
- 2.) Thence N00°20'25"W 794.25 feet along said common boundary to a 30-inch diameter record Red Oak, referencing an iron pin found capped Roush at S89°02'07"W 10.00 feet;
- 3.) Thence N00°20'25"W 437.25 feet along a common boundary to Widner 568-627 to an iron pin found capped Roush;
- 4.) Thence N89°58'35"E 1443.75 feet along said common boundary to an iron pin found capped Roush;
- 5.) Thence S00°01'41"W 594.36 feet along a common boundary to Judson 500-1419 to a 24-inch diameter record Hickory;
- 6.) Thence S89°47'54"E 1097.79 feet along said common boundary to an iron pin found capped Swoyer;
- 7.) Thence S09°30'44"W 132.00 feet along a common boundary to Dillon 235-16 to a ¾-inch pipe found;
- 8.) Thence S72°08'32"E 321.75 feet along said common boundary to a ¾-inch diameter pipe found;
- 9.) Thence S65°27'59"E 105.50 feet along a common boundary with Dillon 235-16, and Arnott 546-340 to a point, passing an iron pin found capped Swoyer at 75.48 feet, said iron pin found being the southwest corner of Arnott 546-340;
- 10.) Thence S60°05'59"E 116.80 feet to a point in the center of Calaway Road, Township Rd. 121, passing an iron pin found capped Swoyer at 116.55 feet;
- 11.) Thence S27°40'32"W 26.86 feet to a point in the center of Township Rd. 121;
- 12.) Thence N62°27'59"W 215.00 feet along a common boundary to Dowler 370-495 to an iron pin set, passing a ¾-inch diameter pipe found at 29.78 feet;
- 13.) Thence N71°40'59"W 319.50 feet along said common boundary to a ¾-inch diameter pipe found;
- 14.) Thence N89°52'54"W 1073.09 feet along said common boundary to an iron pin set;
- 15.) Thence S00°01'41"W 480.60 feet along said common boundary to the point of beginning containing a total of 44.918 acres.

Acreages of 40.704 acres are in Section 13

Acreages of 4.214 acres are in Section 7


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.

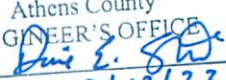
Basis of bearings : N89°58'35"E as the north boundary and from a previous survey of Roush 2007.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 10, 2023.

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

CHARLES  
T.  
NEWMAN  
8043  
REGISTERED  
PROFESSIONAL SURVEYOR

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/13/23

MAR 13 2023

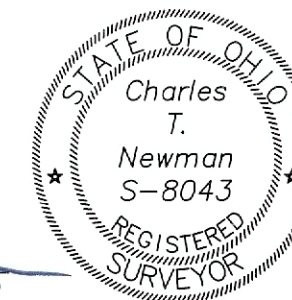
Jill Thompson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 44.918 Acres  
Situatate Ohio Company Purchase, Town 5, Range 12, Section 13 and Section 7, Carthage Township, Athens County Ohio.  
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*Charles T. Newman*  
Charles T. Newman  
Surveyed March 2023

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Dianna E. 820*  
DATE: *3/13/23*

Prior Survey

Roush Survey 2007  
Widner 568-627

Basis of Bearings  
N 89°58'35" E  
1443.75'

Judson 500-1419

Section 13 S 00°01'41" W 594.36'  
Section 7

(40.704 acres)

44.918 ACRES

(4.214 acres)

Swoyer Survey 1996  
Arnott 546-340

Dillon 235-16

Dowler 370-495

Calaway Rd. T-121  
+29.78'  
+116.55'

S 89°58'35" W  
1435.83'

Hart 546-73

N 00°01'41" E 873.92'  
SW Corner  
Section 7

Prior Surveys and all Deeds used as noted on Survey Plat.  
Basis of Bearings: Denoted north boundary adjacent Roush Survey 2007.  
A True Meridian has NOT been determined.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°08'32"E	321.75'
L2	S65°27'59"E	105.50'
L3	S60°05'59"E	116.80'
L4	S27°40'32"W	26.86'
L5	N62°27'59"W	215.00'
L6	N71°40'59"W	319.50'

- 24" Diameter Hickory
- Iron Pin Found capped Swoyer
- 3/4" OD Pipe Found
- Iron Pin Found capped Roush
- Iron Pin Set capped NEWMAN
- 2-inch diameter iron found

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.