

5.265 Acres

Situate Ohio Company Purchase, Town 10, Range 14, Fraction 4, Section 10, Dover Township, Athens County, Ohio.

Being deeded to and a portion of: Nancy Eileen Merriman, and Frederick L. Ransler, Trustee. Official Record Book 149, pages 922-923.

Parent Parcel G010010027200.

Commencing at a notched stone of record and found at the northwest corner of said Fraction 4; Thence S86°48'16"E 1230.91 feet along the north boundary of Fraction 4 to a ¾-inch diameter pipe found at the northwest corner of the parent parcel, and being the point of beginning of the tract herein described;

- 1.) Thence S86°48'16"E 280.03 feet along a common boundary to McQuate 217-681 to an iron pin set;
- 2.) Thence S04°01'59"W 824.44 feet over the parent tract to a point in McDougal Road, County Rd. 28, passing iron pins set at 655.30 feet, and at 794.44 feet;
- 3.) Thence N84°52'36"W 180.96 feet to a point in County Rd. 28;
- 4.) Thence N82°47'14"W 99.23 feet to a point in County Rd. 28;
- 5.) Thence N04°01'59"E 811.40 feet (passing an iron pin set at 30.05 feet) along the westboundary of the parent tract to the point of beginning containing a total of 5.265 acres.

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

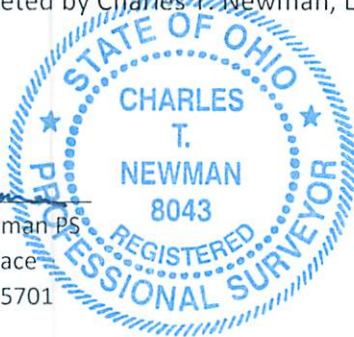
Subject to all easements, rights-of-way, covenants and agreements of record.

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 September 5, 2023.

~~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 Walker*
DATE: 9/8/23

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

SEP 08 2023

Jill Davidson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

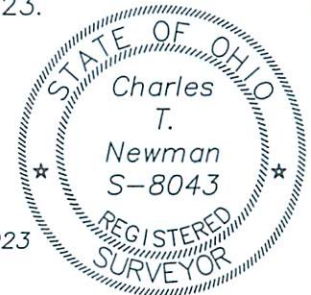
740-594-1884
740-591-5269



Plat of Survey of 5.265 Acres.
Situate Ohio Company Purchase, Town 10, Range 14, Fraction 4,
Section 10, Dover Township, Athens County, Ohio.
Being a portion of the lands deeded to:
Nancy Eileen Merriman, and Frederick L. Ransler, Trustee, and
referenced in Official Record Book 149, pages 922-923.

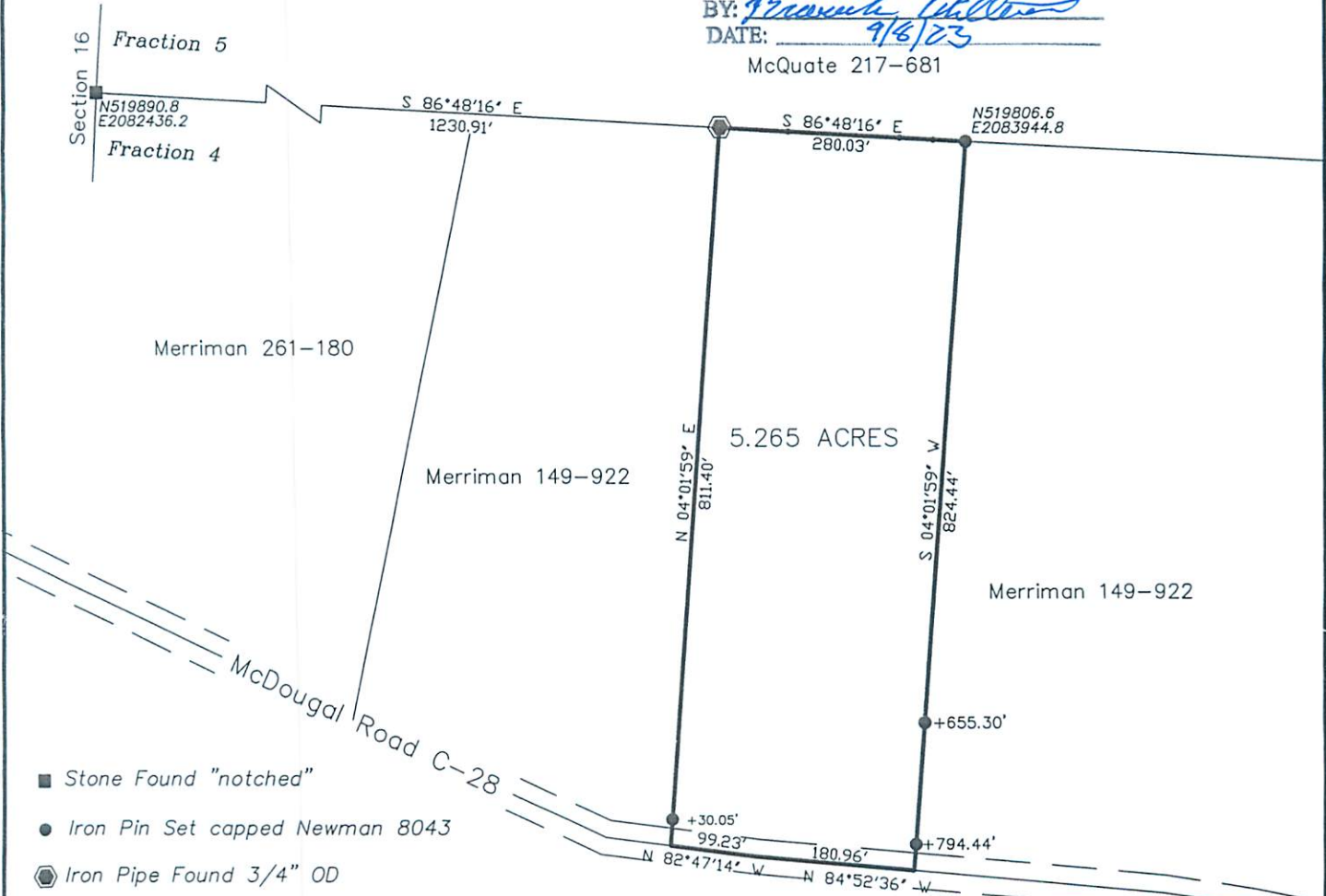
Basis of Bearings:
NAD83 Ohio South
Prior Surveys and Deeds used as noted on Plat
Subject to any easements and right-a-way

Charles T. Newman
Charles T. Newman
Surveyed September 2023



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Frank Hillman*
DATE: 9/6/23
McQuate 217-681



- Stone Found "notched"
- Iron Pin Set capped Newman 8043
- ⊗ Iron Pipe Found 3/4" OD

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.