

JUL 07 2021

Jill Thompson
Athens County Auditor

2.192 Acres

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 14, Section 12, Dover Township, Athens County, Ohio, being lands deeded to Diane L. Chapman-Lyon, Official Record Book 482, pages 2390-2392.

Commencing at a notched stone found at the northwest corner of the Northeast Quarter of Section 12;
Thence S03°49'05"W 1690.94 feet to a notched stone found;
Thence S86°48'14"E 1295.76 along a common boundary to Elliott 86-952 to an iron pin set;
Thence N03°02'17"E 543.90 feet, (passing an iron pin set at 30.00) to an iron pin found capped Branner;
Thence S87°34'07"E 509.11 feet along a common boundary to Elliott 463-782 to an iron pin found capped Branner;
Thence S02°00'14"E 489.80 feet along a common boundary to Elliott 317-1457 to a #5 rebar found;
Thence S65°36'03"E 143.61 feet to a #5 rebar found;
Thence S89°08'39"E 106.81 feet to a #5 rebar found;
Thence S09°24'57"E 95.67 to a point in Chapman Road, T-583, (passing an iron pin found at 54.00 feet);
Thence S19°34'45"W 175.58 feet to a point in the center of Township Road 583 and being the point of beginning of the tract herein described;

- 1.) Thence S74°36'24"E 248.36 feet along a common boundary to Spencer 393-1015, (passing an iron pin set at 20.00 feet) to a #5 rebar pin found;
- 2.) Thence S44°48'49"W 559.79 feet along a common boundary to Savage 262-505, (passing a #5 rebar pin found at 82.50 feet) to a #5 rebar pin found;
- 3.) Thence N64°33'11"W 210.99 feet along a common boundary to McGuire 385-1390 (passing a #5 rebar pin found at 191.40 feet) to a point in the center of Chapman Road, T-583;
- 4.) Thence N52°05'32"E 121.30 feet to a point in the center of Township Road 583;
- 5.) Thence N59°28'10"E 119.98 feet to a point in the center of Township Road 583;
- 6.) Thence N45°12'06"E 80.56 feet to a point in the center of Township Road 583;''
- 7.) Thence N31°29'03"E 96.47 feet to a point in the center of Township Road 583;
- 8.) Thence N21°43'49"E 43.90 feet to a point in the center of Township Road 583;
- 9.) Thence N21°43'49"E 61.46 feet to the point of beginning containing a total of 2.192 acres, (where 0.174 acres are being added from parcel G010010020200.)


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: Ohio State Plane South NAD 83

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 28, 2021.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 7/7/21

2.826 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 14, Section 12, Dover Township, Athens County, Ohio, being lands deeded to Diane L. Chapman-Lyon, Official Record Book 482, pages 2390-2392.

Commencing at a notched stone found at the northwest corner of the Northeast Quarter of Section 12; Thence S03°49'05"W 1690.94 feet to a notched stone found; Thence S86°48'14"E 1295.76 along a common boundary to Elliott 86-952 to an iron pin set; Thence N03°02'17"E 543.90 feet, (passing an iron pin set at 30.00) to an iron pin found capped Branner; Thence S87°34'07"E 509.11 feet along a common boundary to Elliott 463-782 to an iron pin found capped Branner; Thence N02°00'10"W 90.30 feet to an #5 rebar pin found; Thence S87°33'43"E 150.74 feet to an iron pin found capped Swoyer; Thence S87°33'40"E 182.78 feet to an iron pin found capped Swoyer at the point of beginning of the tract herein described;

- 1.) Thence S39°52'33"E 666.20 feet, (passing an iron pin set at 646.20 feet) along a common boundary to Chapman 518-1645 to a point in Chapman Road, T-583;
- 2.) Thence S70°50'44"W 67.55 feet to a point in Township Road 583;
- 3.) Thence S78°35'49"W 59.98 feet to a point in the center of Township Road 583;
- 4.) Thence S84°29'00"W 117.03 feet to a point in the center of Township Road 583;
- 5.) Thence S53°42'17"W 87.46 feet to a point in the center of Township Road 583;
- 6.) Thence S61°41'05"W 88.80 feet to a point in the center of Township Road 583;
- 7.) Thence N03°27'43"W 651.62 feet, (passing a #5 rebar pin found at 32.22 feet) along a common boundary to Elliott 317-1457 to the point of beginning containing a total of 2.826 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 : Ohio State Plane South NAD 83


Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 28, 2021.


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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE


DATE: 7/7/21

JUL 07 2021

Jill Thompson
Athens County Auditor

JUL 08 2021

Jill Thompson
Athens County Auditor

39.747 Acres

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 14, Section 12, Dover Township, Athens County, Ohio, being lands deeded to Diane L. Chapman-Lyon, Official Record Book 482, pages 2390-2392.

Commencing at a notched stone found at the northwest corner of the Northeast Quarter of Section 12; Thence S03°49'05"W 1690.94 feet to a notched stone found at the point of beginning of the tract herein described;

- 1.) Thence S86°48'14"E 1295.76 along a common boundary to Elliott 86-952 to an iron pin set;
- 2.) Thence N03°02'17"E 543.90 feet, (passing an iron pin set at 30.00) to an iron pin found capped Branner;
- 3.) Thence S87°34'07"E 509.11 feet along a common boundary to Elliott 463-782 to an iron pin found capped Branner;
- 4.) Thence S02°00'14"E 489.80 feet along a common boundary to Elliott 317-1457 to a #5 rebar found;
- 5.) Thence S65°36'03"E 143.61 feet to a #5 rebar found;
- 6.) Thence S89°08'39"E 106.81 feet to a #5 rebar found;
- 7.) Thence S09°24'57"E 95.67 to a point in Chapman Road, T-583, (passing a #5 rebar found at 54.00 feet);
- 8.) Thence S19°34'45"W 175.58 feet to a point in the center of Township Road 583;
- 9.) Thence S21°43'49"W 61.46 feet to a point in the center of Township Road 583;
- 10.) Thence S21°43'49"W 43.90 feet to a point in the center of Township Road 583;
- 11.) Thence S31°29'03"W 96.47 feet to a point in the center of Township Road 583;
- 12.) Thence S45°12'06"W 80.56 feet to a point in the center of Township Road 583;
- 13.) Thence N64°42'18"W 343.72 feet along a common boundary to Kattelman 523-962 to an iron pin found capped Swoyer, (passing an iron pin found capped Swoyer at 30.28 feet);
- 14.) Thence N88°14'49"W 937.02 feet along said common boundary to an iron pin found capped Swoyer;
- 15.) Thence S01°45'11"W 399.04 feet along said common boundary to an iron pin found capped Swoyer;
- 16.) Thence S88°14'49"E 814.43 feet along said common boundary to an iron pin found capped Swoyer;
- 17.) Thence S82°31'40"E 145.28 feet along said common boundary to a point in the center of Township Road 583, (passing an iron pin found capped Swoyer at 120.00 feet);
- 18.) Thence S32°48'04"W 69.34 feet to a point in the center of Township Road 583;
- 19.) Thence S21°07'40"W 78.05 feet to a point in the center of Township Road 583;
- 20.) Thence S13°38'43"W 166.55 feet to a railroad spike found in the intersection of Township Road 583 and Township Road 332, Monserat Ridge Rd.;
- 21.) Thence N67°03'11"W 50.33 feet to a point in the center of Township Road 332;
- 22.) Thence N80°15'32"W 43.51 feet to a point in the center of Township Road 332;
- 23.) Thence N89°54'40"W 51.98 feet to a point in the center of Township Road 332;
- 24.) Thence S82°40'19"W 49.32 feet to a point in the center of Township Road 332;
- 25.) Thence S69°44'51"W 43.40 feet to a point in the center of Township Road 332;
- 26.) Thence S49°41'16"W 28.16 feet to a point in the center of Township Road 332;
- 27.) Thence S29°45'43"W 16.41 feet to a point in the center of Township Road 332;
- 28.) Thence N03°51'28"E 109.90 feet, (passing an iron pin set at 40.00 feet) along a common boundary to Loughridge 322-2652 to a #5 rebar pin found at the base of a corner post;
- 29.) Thence N85°19'37"W 1303.74 feet along said common boundary to a #5 rebar pin found in concrete at the base of a corner post;
- 30.) Thence N03°42'20"E 970.78 feet along a common boundary to Drake 548-46 and Zippert 183-797 to the point of beginning containing a total of 39.747 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 : Ohio State Plane South NAD 83

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 28, 2021.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/8/21

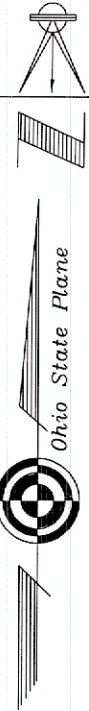
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of (3) Tracts
Situating Ohio Company Purchase, Town 10, Range 14, Section 12, Dover Township, Athens County, Ohio.
Being deeded to Diane L. Chapman-Lyon, Official Record Book 482, pages 2390-2392.



Basis of Bearings:
Ohio State Plane South NAD 83

Surveying References:
as noted on plat

Zippert
183-797

Drake
548-46

LINE	BEARING	LENGTH
L1	S19°34'45"W	175.58'
L2	S21°43'49"W	61.46'
L3	S21°43'49"W	43.90'
L4	S31°29'03"W	96.47'
L5	S45°12'06"W	80.56'
L6	S32°48'04"W	69.34'
L7	S21°07'40"W	78.05'
L8	S13°38'43"W	166.55'
L9	N67°03'11"W	50.33'
L10	N80°15'32"W	43.51'
L11	N89°54'40"W	51.98'
L12	S82°40'19"W	49.32'
L13	S69°44'51"W	43.40'
L14	S49°41'16"W	28.16'
L15	S29°45'43"W	16.41'
L16	S59°28'10"W	119.98'
L17	S52°05'32"W	121.30'
L18	N02°00'10"W	90.30'
L19	S87°33'43"E	150.74'
L20	S87°33'40"E	182.78'
L21	S70°50'44"W	67.55'
L22	S78°35'49"W	59.98'
L23	S84°29'00"W	117.03'
L24	S53°42'17"W	87.46'
L25	S61°41'05"W	88.80'

39.747 ACRES

2.826 ACRES

2.192 ACRES

- ▲ Iron Pin Found Swoyer
- ▲ Iron Pin Found Branner
- Iron Pin Found #5 Rebar
- Iron Pin Set Newman
- Stone Found
- ⊕ Railroad Spike Found

N529983.1
E2085761.1

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bev...*
DATE: 7/7/21

Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.

By: *Lamp*
Date: 7/19/2021

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

