

43.584 ACRES



Description of a parcel of land situate Ohio Company Purchase, Town 10, Range 14, Section 17, Dover Township, Athens County, Ohio, and being all the lands deeded to Larry F. Kent and Judith J. Kent, Official Record Book 42, pages 216-217, parcel G010010072700.

Commencing at a notched stone found at the northeast corner of said Section 17; Thence along a random line S76°51'37"W 1951.25 feet to an iron pin found capped Robinson at the point of beginning of the parcel herein described;

- 1.) Thence S80°18'29"E 1354.09 feet along a common boundary to McCollister 574-1365 to a point in Bell Road, Township Rd. 331, passing an iron pin found capped Robinson at 1338.16 feet;
- 2.) Thence S33°05'16"W 84.98 feet to a point in Township Road 331;
- 3.) Thence S08°22'39"W 64.91 feet to a point in Township Road 331;
- 4.) Thence S09°02'47"E 47.45 feet to a point in Township Road 331;
- 5.) Thence S18°59'50"E 59.90 feet to a point in Township Road 331;
- 6.) Thence S17°34'42"E 48.52 feet to a point in Township Road 33;
- 7.) Thence S07°25'20"E 48.75 feet to a point in Township Road 331;
- 8.) Thence S09°08'53"W 46.50 feet to a point in Township Road 331;
- 9.) Thence S19°43'45"W 52.20 feet to a point in Township Road 331;
- 10.) Thence S15°11'12"W 80.99 feet to a point in Township Road 331;
- 11.) Thence S07°24'17"W 55.14 feet to a point in Township Road 331;
- 12.) Thence S01°42'19"E 92.74 feet to a number five rebar pin found in Township Road 331;
- 13.) Thence S85°59'45"W 287.00 feet along a common boundary to Taylor 378-828 to an iron pin set;
- 14.) Thence S06°47'15"W 208.00 feet along said common boundary to a number five rebar pin found at the base of a corner fence post;
- 15.) Thence S08°39'42"W 377.10 feet along a common boundary to Lee 553-2579 to an iron pin set;
- 16.) Thence S06°02'10"E 359.99 feet along said common boundary to a point in Sunday Creek, passing an iron pin set at 290.00 feet;
- 17.) Thence N80°01'45"W 62.55 feet to a point in Sunday Creek;
- 18.) Thence N88°46'20"W 218.82 feet to a point in Sunday Creek;
- 19.) Thence N77°27'56"W 383.06 feet to a point in Sunday Creek;
- 20.) Thence N70°55'45"W 275.50 feet to a point in Sunday Creek;
- 21.) Thence N24°28'02"W 264.06 feet along the east right-of-way of the Kanawha and Michigan Railway Company to a point;
- 22.) Thence N03°09'01"E 1412.55 feet, (passing an iron pin found capped Robinson at 3.00 feet) to the point of beginning containing a total of 43.584 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: *Bronck Matthews*  
DATE: 7/8/21

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

JUL 08 2021

Jill Thompson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 43.584 Acres.  
Situat Ohio Company Purchase, Town 10, Range 14, Section 17,  
Dover Township, Athens County, Ohio.  
Being the lands deeded to Larry F. Kent and Judith J. Kent,  
Official Record Book 42, pages 216-217.  
Auditor Parcel G010010072700.



*Charles T. Newman*  
Charles T. Newman  
Surveyed 6/28/2021

Basis of Bearings:  
Ohio State Plane South NAD 83

References noted on plat

18 | 12  
17 | 11

Robinson Survey 2002

McCollister  
574-1365

N527006.0  
E2081056.4

S 76°51'37" W to PDB  
1951.25'

S 80°18'29" E  
1354.09'

+1338.16'



43.584 ACRES

LINE	BEARING	LENGTH
L1	S33°05'16"W	84.98'
L2	S08°22'39"W	64.91'
L3	S09°02'47"E	47.45'
L4	S18°59'50"E	59.90'
L5	S17°34'42"E	48.52'
L6	S07°25'20"E	48.75'
L7	S09°08'53"W	46.50'
L8	S19°43'45"W	52.20'
L9	S15°11'12"W	80.99'
L10	S07°24'17"W	55.14'
L11	S01°42'19"E	92.74'

N 03°09'01" E  
1412.55'

Kent  
42-216

Bell Rd.  
T-331

Taylor  
378-828

Lee  
553-2579

Highland  
Survey 1996  
11.79 Ac.

Lee  
553-2579

Sabo  
28-655

Newman  
Survey 2019  
3.68 Ac

Kenowa & Michigan Railway Company

+3.00'

N 24°28'02" W  
264.05'

N 70°55'45" W  
275.50'

N 77°27'56" W  
383.06'

N 88°46'20" W  
218.82'

N 80°01'45" W  
62.55'

+290.00'

E 01°20'50" W  
336.65'

S 06°47'15" W  
208.00'

S 85°59'45" W  
287.00'

S 08°39'42" W  
377.10'

- ▲ Mag Nail
- ▲ Iron Pin #5 rebar
- Iron Pin Found capped Robinson
- Iron Pin Set capped Newman
- Stone Found
- △ Railroad Spike Found
- USGS Brass Monument

GRAPHIC SCALE



( IN FEET )

1 inch = 300 ft.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 7/8/21