

0.275 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 11, Range 14, Section 9, Trimble Township, Athens County, Glouster, Ohio.  
Being all the lands west of Lots 186 through 194 and west of a 15-foot wide platted alley of the Bowkley Addition to Sedalia, and being more fully described as follows:

Commencing at a 1-inch diameter square steel pin found at the northeast corner of Lot 184 of said Bowkley Addition to Sedalia;

Thence N76°06'22"W 115.00 feet to a point on the west right-of-way of said platted alley;

Thence S13°53'38"W 50.00 feet to a ½-inch diameter iron pin found of record, referenced to OR 23, page 264, and being the point of beginning of the tract herein described;

1.) Thence S13°53'38"W 244.80 feet along the west right-of-way of said alley to a Mag-Nail set on the north right-of-way of State Route 78 (ATH-78-8.30) and Toledo Street;

2.) Thence N84°31'52"W 40.00 feet to a point on the north right-of-way of State Route 78, (referencing a State Right-of-Way monument found at N84°31'52"W 95.26 feet);

3.) Thence N09°54'56"E 251.27 feet along the center of Sunday Creek and being a common boundary to Kovach 366-2392 to a point;

4.) Thence S76°06'22"E 57.00 feet, (passing an iron pin set at 35.00 feet) to the point of beginning containing a total of 0.275 acres.

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

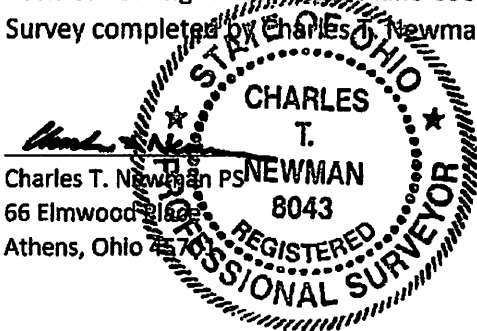
Subject to all easements, rights-of-way, and covenants and agreements of record.

All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Ohio State Plane Coordinate System Ohio South NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 26, 2021.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
Recorder's Office

BY: *[Signature]*  
DATE: *7/26/21*

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

JUL 28 2021

Jill Thompson  
Athens County Auditor

C. TIM NEWMAN

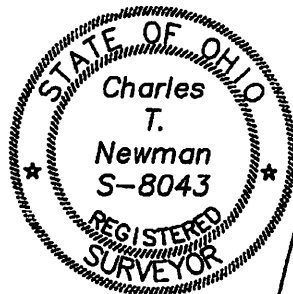
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5289

Plat of Survey of 0.275 Acres  
Situate Ohio Company Purchase, Town 11, Range 14, Section 9,  
Trimble Township, Athens County, Glouster, Ohio.  
Being deeded to: BDK Glouster Holdings, LLC,  
Official Record Book 492, pages 188-191.

*Charles T. Newman*  
Charles T. Newman  
Surveyed 7/15/2021

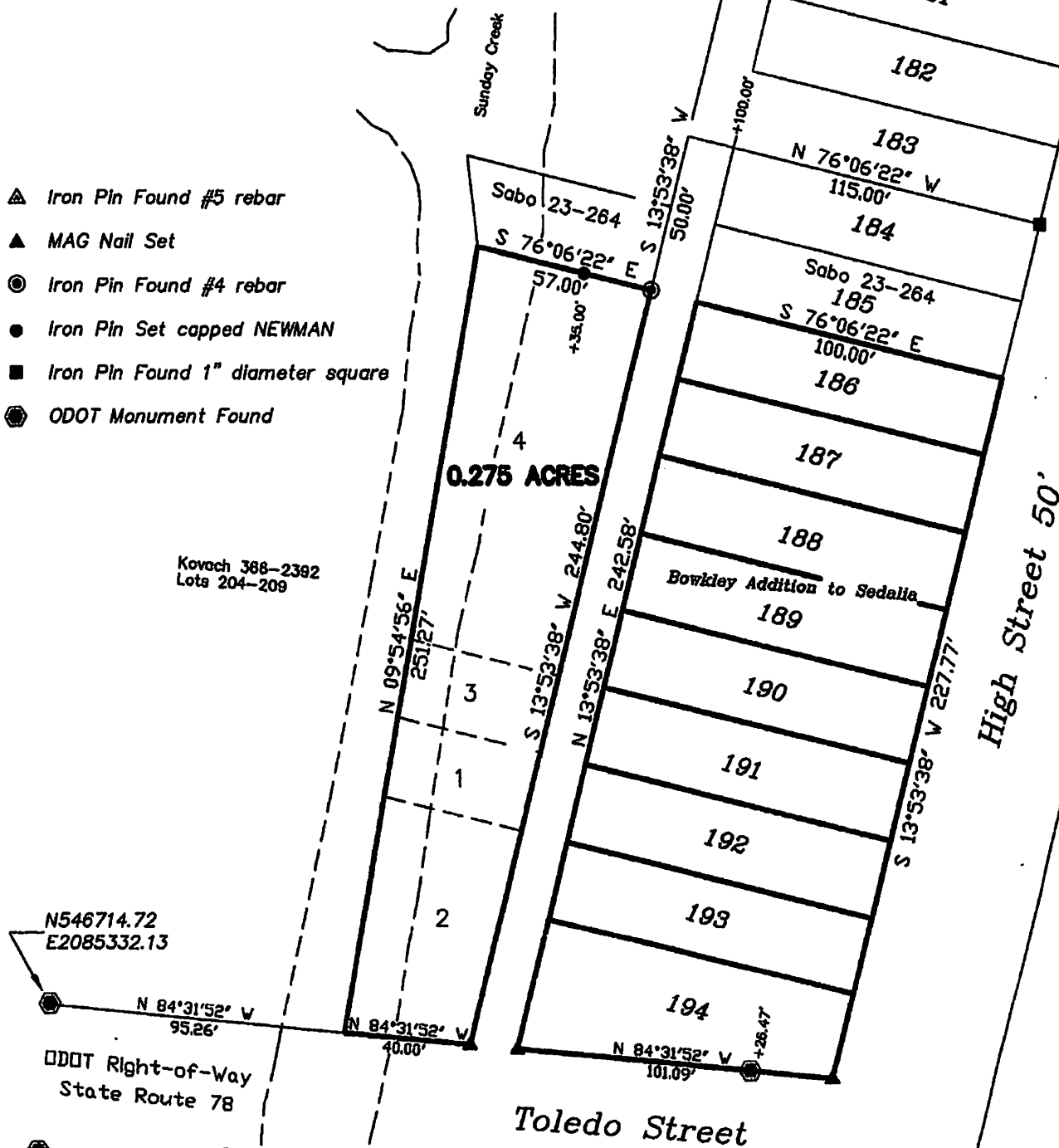


Basis of Bearings:  
Ohio State Plane Coordinate System Ohio South NAD83

Subject to State of Ohio, Department of Transportation Easements Case NO. 11-C1-0248  
Deeds used were those found referenced to the Athens County Tax Plats  
Prior surveys of record used were those found at the Athens County Engineer's Depot  
Deeds and Surveys noted on Survey Plat  
ODOT Centerline Plat ATH-78-8.30  
Bowkley Addition to Sedalia Envelope 111B & 112A

- ▲ Iron Pin Found #5 rebar
- ▲ MAG Nail Set
- Iron Pin Found #4 rebar
- Iron Pin Set capped NEWMAN
- Iron Pin Found 1" diameter square
- ODOT Monument Found

Kovach 388-2392  
Lots 204-209



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

Description Checked for  
Mathematical Accuracy

Athen: County

SEER'S OFFICE

BY: *Charles T. Newman*

Date: 7/15/21