

7.713 Acres

Situate Ohio Company Purchase, Town 10, Range 15, Section 12, Lee Township, Athens County, Ohio.
Being a new tract created from a portion of the lands deeded to:
Harry F. Love, as record in Official Record Book 142, page 189 (Parent Parcel H010010032400).

Beginning at an iron pin found of 3/4-inch diameter steel found at a fence intersection at the southwest corner of the Southeast Quarter of said Section 12;

- 1.) Thence N85°48'18"W 253.24 feet over the lands of Love 142-189 along the south line of Section 12 to a point in Baker Road, County Rd. 10 (passing an iron pin set at 223.83 feet);
- 2.) Thence N14°00'54"E 154.33 feet to a point in the center of County Rd. 10;
- 3.) Thence N11°40'35"E 168.08 feet to a point in the center of County Rd. 10;
- 4.) Thence N13°28'01"E 245.55 feet to a point in the center of County Rd. 10;
- 5.) Thence S74°42'49"E 620.71 feet along a common boundary to Chaney 597-1949 to an iron pin found capped Canter, (passing an iron pin found capped Canter at 27.35 feet);
- 6.) Thence S00°38'21"W 442.50 feet along a common boundary to GPBM 357-1514 to an iron pin set;
- 7.) Thence N85°48'18"W 471.09 feet over the lands of Love 142-189 along the south line of Section 12 to the point of beginning containing a total of 7.713 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

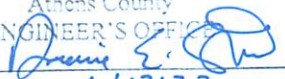
Basis of Bearings: Ohio State Plan Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 12, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE


Date: 1/17/23

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

JAN 17 2023

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



Basis of Bearings:
Ohio State Plane Coordinates NAD 83 Ohio South

Survey Records Reviewed:
Prior Surveys and Deeds as noted on Plat

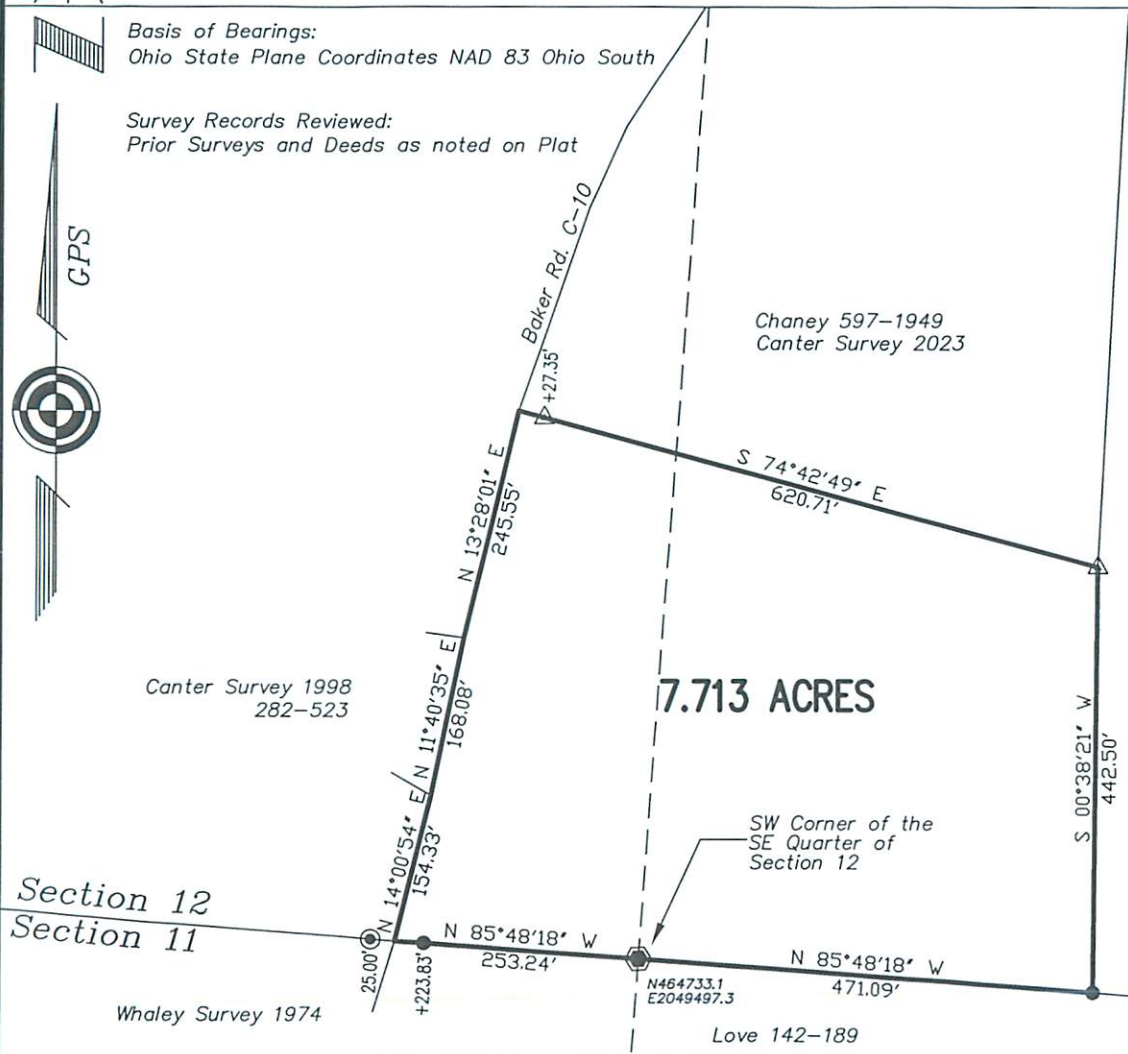
GPS



Plat of Survey of 7.713 Acres
Situate Ohio Company Purchase, Town 10, Range 15, Section 12,
Lee Township, Athens County, Ohio.
Being part of the lands deeded to:
Harry F. Love
Official Record Book 142, page 189.
Parent Parcel H010010032400.



Charles T. Newman
Charles T. Newman
Surveyed Jan. 2023



7.713 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *James E. Stude*
DATE: 1/17/23

Section 12
Section 11

Whaley Survey 1974

Love 142-189

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

- Rolled Steel Found 3/4" OD
- Iron Pin Found capped Center
- Pipe Found 3/4" OD
- Iron Pin Found #6 Rebar
- Iron Pin Set capped NEWMAN

N464733.1
E2050848.3