

6.285 Acres

Situate Ohio Company Purchase, Town 4, Range 13, Section 13 , Lodi Township, Athens County, Ohio. Being a portion of the lands deeded to Rich Gardens Trust of Official Record Book 559, pages 328-330. Commencing at a notched stone found at the northwest corner of the Southwest Quarter of said Section 13;

Thence S02°54'47"W 1014.04 feet to a #5 rebar found;

Thence N86°43'45"W 1049.45 feet to a railroad spike set in the center of King Road, County Rd. 45 and being the point of beginning of the tract herein described;

- 1.) Thence S21°48'32"W 393.73 feet to a point in the center of County Road 45;
- 2.) Thence along a curve to the right having a radius of 117.53 feet, length of 114.29 feet, chord bearing of S59°38'35"W, and a chord distance of 109.84 feet to a point in the center of County Road 45;
- 3.) Thence S88°29'41"W 464.08 feet to a point in the center of County Road 45;
- 4.) Thence N01°50'48"E 472.92 feet, (passing a #5 rebar found at 14.00 feet) to an iron pin set;
- 5.) Thence S86°43'45"E 690.86 feet to the point of beginning containing a total of 6.285 acres.

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

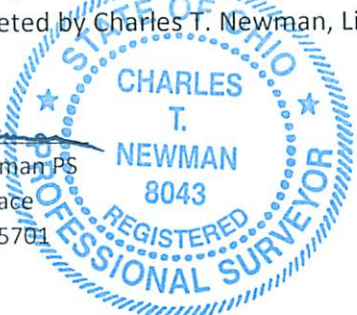
Subject to all easements, rights-of-way, covenants and agreements of record.


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 March 7, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/8/23

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

MAR 13 2023

Jill Thompson
Athens County Auditor

54.601 Acres

Situate Ohio Company Purchase, Town 4, Range 13, Section 13 , Lodi Township, Athens County, Ohio. Being a portion of the lands deeded to Rich Gardens Trust of Official Record Book 559, pages 328-330. Commencing at a notched stone found at the southwest corner of said Section 13;

Thence N03°20'50"E 2103.40 feet along the west boundary of Section 13 to an iron pin set at the point of beginning of the tract herein described;

1.) Thence N03°20'50"E 1037.25 feet along the west line of Section 13 to an iron pin set, passing an iron pin capped Bayha at 726.13 feet;

2.) Thence S86°21'01"E 1459.09 feet along a common boundary to Grueser to an iron pin set;

3.) Thence S03°20'50"W 301.47 feet along a common boundary to Wooden 574-1257 to an iron pin set;

4.) Thence S86°43'45"E 745.04 feet to a point in the center of King Road, County Rd. 45, passing an iron pin set at 715.37 feet;

5.) Thence S40°25'20"W 45.86 feet to a point in the center of County Road 45;

6.) Thence S35°35'46"W 143.11 feet to a point in the center of County Road 45;

7.) Thence S32°10'43"W 332.65 feet to a point in the center of County Road 45;

8.) Thence S25°21'23"W 188.82 feet to a point in the center of County Road 45;

9.) Thence S14°49'51"W 107.40 feet to a point in the center of County Road 45;

10.) Thence S08°12'30"W 88.60 feet to a point in the center of County Road 45;

11.) Thence S10°13'01"W 91.61 feet to a point in the center of County Road 45;

12.) Thence S17°39'27"W 109.37 feet to a railroad spike set in the center of County Road 45;

13.) Thence N86°43'45"W 690.86 feet over the lands of the parent tract to an iron pin set;

14.) Thence N86°43'45"W 791.74 feet along a common boundary to King 505-884 to an iron pin set;

15.) Thence N44°40'09"W 429.74 feet to the point of beginning containing a total of 54.601 acres.

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

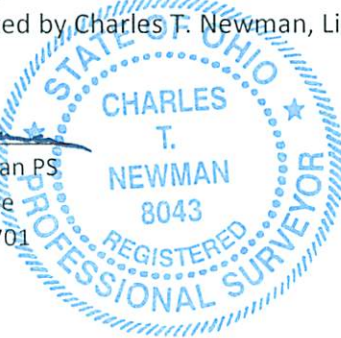
Subject to all easements, rights-of-way, covenants and agreements of record.


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 March 7, 2023.


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



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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/8/23

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MAR 13 2023

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

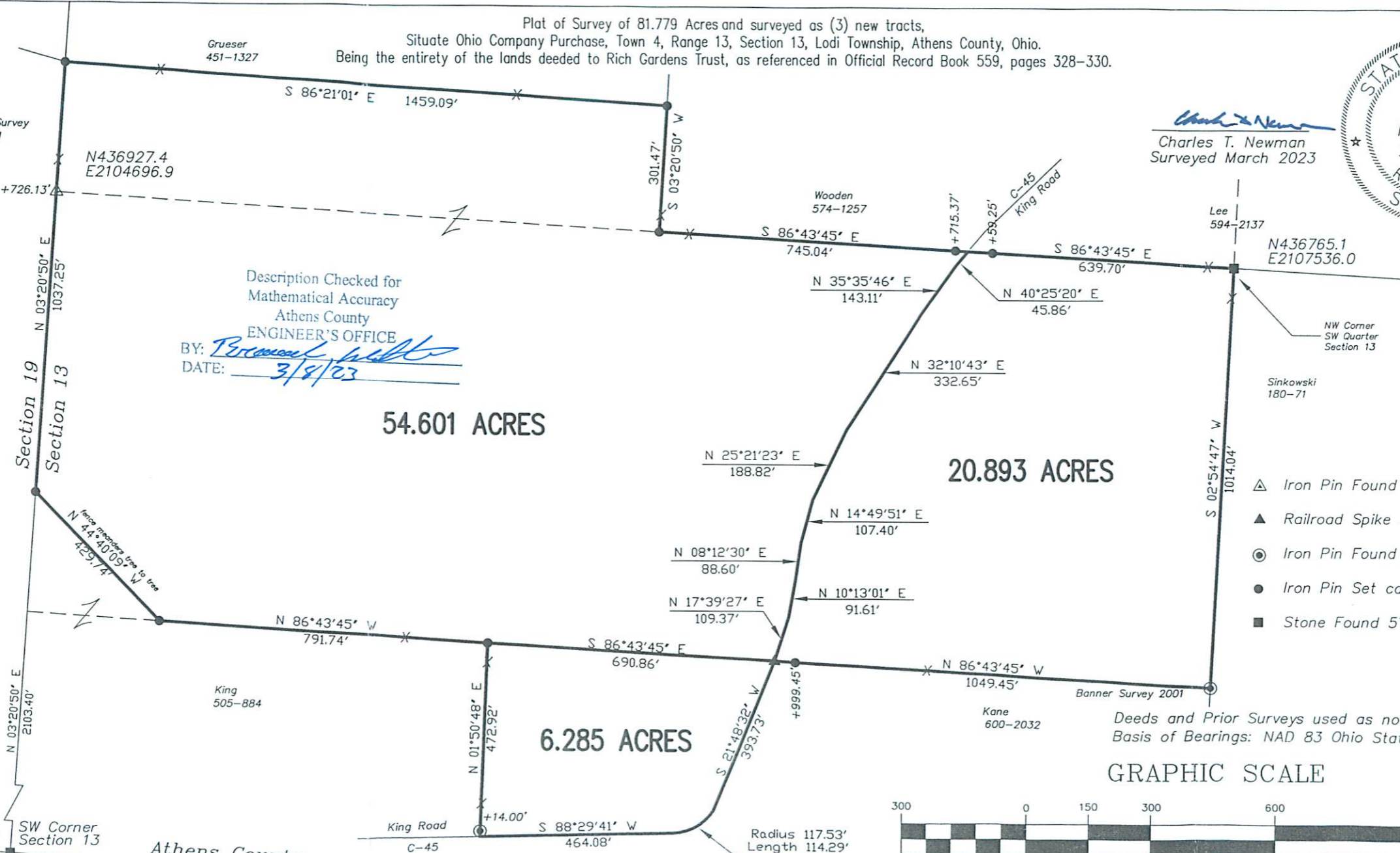
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 81.779 Acres and surveyed as (3) new tracts,
Situating Ohio Company Purchase, Town 4, Range 13, Section 13, Lodi Township, Athens County, Ohio.
Being the entirety of the lands deeded to Rich Gardens Trust, as referenced in Official Record Book 559, pages 328-330.



Charles T. Newman
Charles T. Newman
Surveyed March 2023



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennial*
DATE: 3/8/23

- ▲ Iron Pin Found capped Bayha
- ▲ Railroad Spike Set
- Iron Pin Found #5 rebar
- Iron Pin Set capped Newman
- Stone Found 5"x5" notched

Deeds and Prior Surveys used as noted on Plat
Basis of Bearings: NAD 83 Ohio State Plane South

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

N434102.7
E2104531.7

Athens County
Meigs County