

5.515 Acres

Situate Ohio Company Purchase, Town 4, Range 13, Section 1, Lodi Township, Athens County, Ohio. Being part of the real property deeded to: Kristi K. Woods, and being of record in Official Record Book 609, pages 1532-1535, and being more fully described as follows:

Commencing at a point at the northwest corner of said Section 1;
Thence S03°26'55"W 357.10 feet to a point in Zion Road, Township Rd. 76 and being the northwest corner of the parent parcel;
Thence S03°26'55"W 872.22 feet (passing an iron pin found capped Bayha at 20.00 feet) to an iron pin found capped Bayha at the southwest corner of the parent parcel;
Thence S86°50'36"E 679.11 feet along the south boundary of the parent parcel to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N03°09'24"E 408.53 feet over the lands of the parent parcel to an iron pin set;
- 2.) Thence N28°50'55"E 345.45 feet over the lands of the parent parcel to a point in Zion Road, Township Rd. 76, passing an iron pin set at 325.45 feet;
- 3.) Thence S35°33'41"E 61.46 feet to a point in Township Rd. 76;
- 4.) Thence S35°17'41"E 143.75 feet to a point in Township Rd. 76;
- 5.) Thence S38°27'41"E 203.39 feet to a point in Township Rd. 76;
- 6.) Thence S00°07'45"W 163.49 feet to a point in Township Rd. 76;
- 7.) Thence S07°58'11"E 248.66 feet to a point in Township Rd. 76;
- 8.) Thence N86°50'36"W 469.30 feet (passing an iron pin found capped Bayha at 18.00 feet) along a common boundary to Bentley 523-2461 to the point of beginning containing a total of 5.515 acres.


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

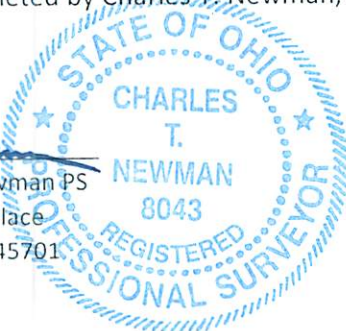
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

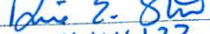
Basis of bearings : NAD 83 Grid Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 9, 2023, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 11/14/23

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

NOV 15 2023

Jill Davidson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

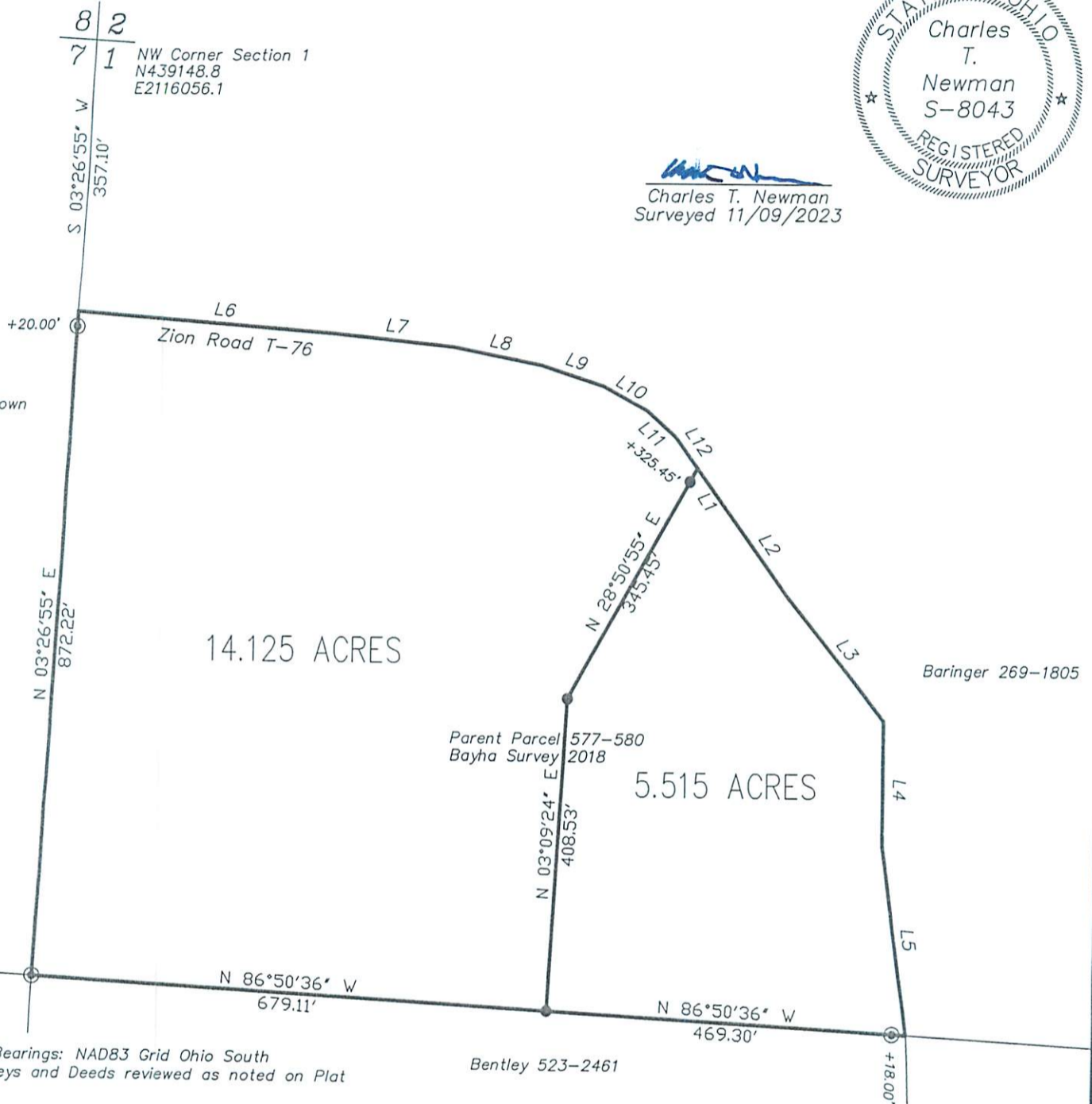
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 5.515 Acres and 14.125 Acres.
Situating Ohio Company Purchase, Town 4, Range 13, Section 1,
Lodi Township, Athens County, Ohio.
Being the entirety of the real property deeded to Kristi K. Woods,
Official Record Book 609, pages 1532-1535.



Charles T. Newman
Charles T. Newman
Surveyed 11/09/2023



Basis of Bearings: NAD83 Grid Ohio South
Prior Surveys and Deeds reviewed as noted on Plat

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°33'41"E	61.46'
L2	S35°17'41"E	143.75'
L3	S38°27'41"E	203.39'
L4	S00°07'45"W	163.49'
L5	S07°58'11"E	248.66'
L6	S85°33'11"E	337.56'
L7	S84°06'07"E	156.26'
L8	S79°06'10"E	120.07'
L9	S71°58'26"E	85.76'
L10	S61°13'43"E	65.37'
L11	S47°17'38"E	50.84'
L12	S35°34'00"E	49.34'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *D. E. Brown*
DATE: *11/14/23*

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

- Iron Pin Found capped Bayha
- Iron Pin Set capped Newman