

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert W. Little
DATE: 12/9/20

0.425 Acres

Description of an existing parcel of land situate Ohio Company Purchase, Town 4, Range 13, Fraction 31, Auditor's Section 21, Lodi Township, Athens County, Ohio, and being more fully described as follows: Being deeded to Daniel King, and all of the lands of Official Record Book 524, page 768.

Commencing at a bolt previously found at the southeast corner of Fraction 30 and being on the north line of said Fraction 31;

Thence N87°16'29"W 2065.67 feet along the north line of Fraction 31, passing a capped iron pin found at 635.36 feet;

Thence S03°23'20"W 26.13 feet to a capped iron pin found at the northeast corner of a 0.52-acre parcel;

Thence S23°20'01"W 204.93 feet to 5/8" diameter rebar found at the point of beginning of the parcel herein described;

- 1.) Thence S23°24'04"W 134.39 feet along a common boundary to King 524-768 and Swatzel 203-690 to an iron pin set;
- 2.) Thence N59°38'00"W 147.20 feet along a common boundary to King 524-768 and Rhodes 298-213 to a point in the center of Gibbs Road, Township Number 74, passing an iron pin set at 127.20 feet;
- 3.) Thence N30°31'00"E 133.40 feet to a point in the center of Township Road 74;
- 4.) Thence S59°38'00"E 130.55 feet, (passing an iron pin found, a 5/8" diameter rebar) at 13.43 feet and being along a common boundary to King 524-768 and Duff 244-449 to the point of beginning containing a total of 0.425 acres.


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

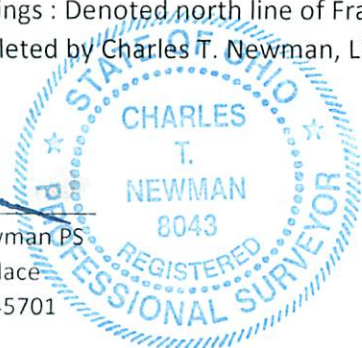
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

Basis of bearings : Denoted north line of Fraction 31. A true meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 7, 2020.


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



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

DEC 11 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

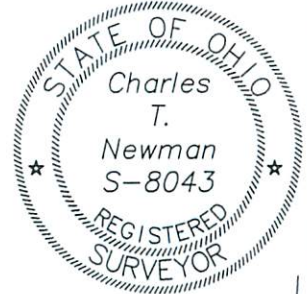
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



Plat of Survey of 0.425 Acres
Situat Ohio Company Purchase, Town 4, Range 13, Fraction 31,
Auditor's Section 21, Lodi Township, Athens County, Ohio.
Being deeded to Daniel King,
Official Record 524, page 768.
Parcel J010010024300



Charles T. Newman
Charles T. Newman
Surveyed 12/7/2020

Basis of Bearings:
Denoted North Line Fraction 31
A True Meridian has NOT been determined

Prior Survey



Southeast
Corner
Fraction 30

N 87°16'29" W 2065.67'
+635.36'
S 03°23'20" W 26.13'

McCarty 550-5

Duff 244-449

Gibbs Road T-74

S 23°20'01" W
204.93'

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Athens County
ENGINEER'S OFFICE

BY: *Perceval Wilton*
DATE: 12/9/20

N 30°31'00" E 133.40'
+13.43'

S 59°38'00" E 130.55'

0.425 ACRES

+127.20'
N 59°38'00" W 147.20'

S 23°24'04" W 134.39'

Swatzel
203-690

Rhodes
298-213

11.18'

- Iron Pin Found
- Iron Pin Set
- ⬡ Bolt Found

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.