

6.069 ACRES

Situate Ohio Company Purchase, Town 4, Range 13, Section 23, Lodi Township, Athens County, Ohio. Being a portion of the lands deeded to: Comischell Bradley-Rodriguez as recorded in Official Record Book 536, pages 1819-1822, and being more fully described as follows:

Commencing at a point at the northeast corner of the Southwest Quarter of said Section 23; Thence N87°04'55"W 475.72 feet to a point; Thence S03°40'57"W 903.89 feet to a #4 rebar found at the northeast corner of the parent tract, and being the point of beginning of the tract herein described;


- 1.) Thence S03°40'57"W 142.97 feet along a common boundary to Looney 80-675 to an iron pin set;
- 2.) Thence S45°05'22"W 78.88 feet to an iron pin set;
- 3.) Thence S47°48'35"W 113.91 feet to an iron pin set;
- 4.) Thence S42°41'54"W 197.62 feet to an iron pin set;
- 5.) Thence S55°34'35"W 239.06 feet to an iron pin set;
- 6.) Thence S53°33'28"W 222.59 feet to an iron pin set;
- 7.) Thence S04°53'25"E 103.23 feet to a point in Long Run Road, County Rd. 25, passing an iron pin set at 66.61 feet;
- 8.) Thence S79°29'08"W 82.70 feet to a point in County Rd. 25;
- 9.) Thence N01°49'59"W 85.25 feet along a common boundary to Carleton 326-896 to an iron pin found capped Bayha, passing an iron pin found capped Bayha at 20.44 feet;
- 10.) Thence N16°07'52"W 317.74 feet continuing along said common boundary to an iron pin found capped Bayha;
- 11.) Thence N81°03'26"E 295.80 feet along a common boundary to Saylor 443-930 to an iron pin found of #4 rebar;
- 12.) Thence N01°29'37"W 304.14 feet along said common boundary to an iron pin found of #4 rebar;
- 13.) Thence N83°07'39"E 542.86 feet along a common boundary to Bradley 564-1340 to the point of beginning containing a total of 6.069 acres.

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"

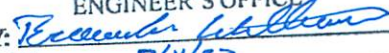
Basis of bearings : Ohio State Plane South NAD 83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 7, 2023.


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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/11/23

JUL 10 2023

Jill Davidson
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 (2) Tracts
Situating Ohio Company Purchase, Town 4, Range 13, Section 23,
Lodi Township, Athens County, Ohio.
Being deeded to Comischell Bradley-Rodriguez
of Official Record Book 536, pages 1819-1822.
Parent Parcel J010010045403.



Charles T. Newman
Charles T. Newman
Surveyed July 2023

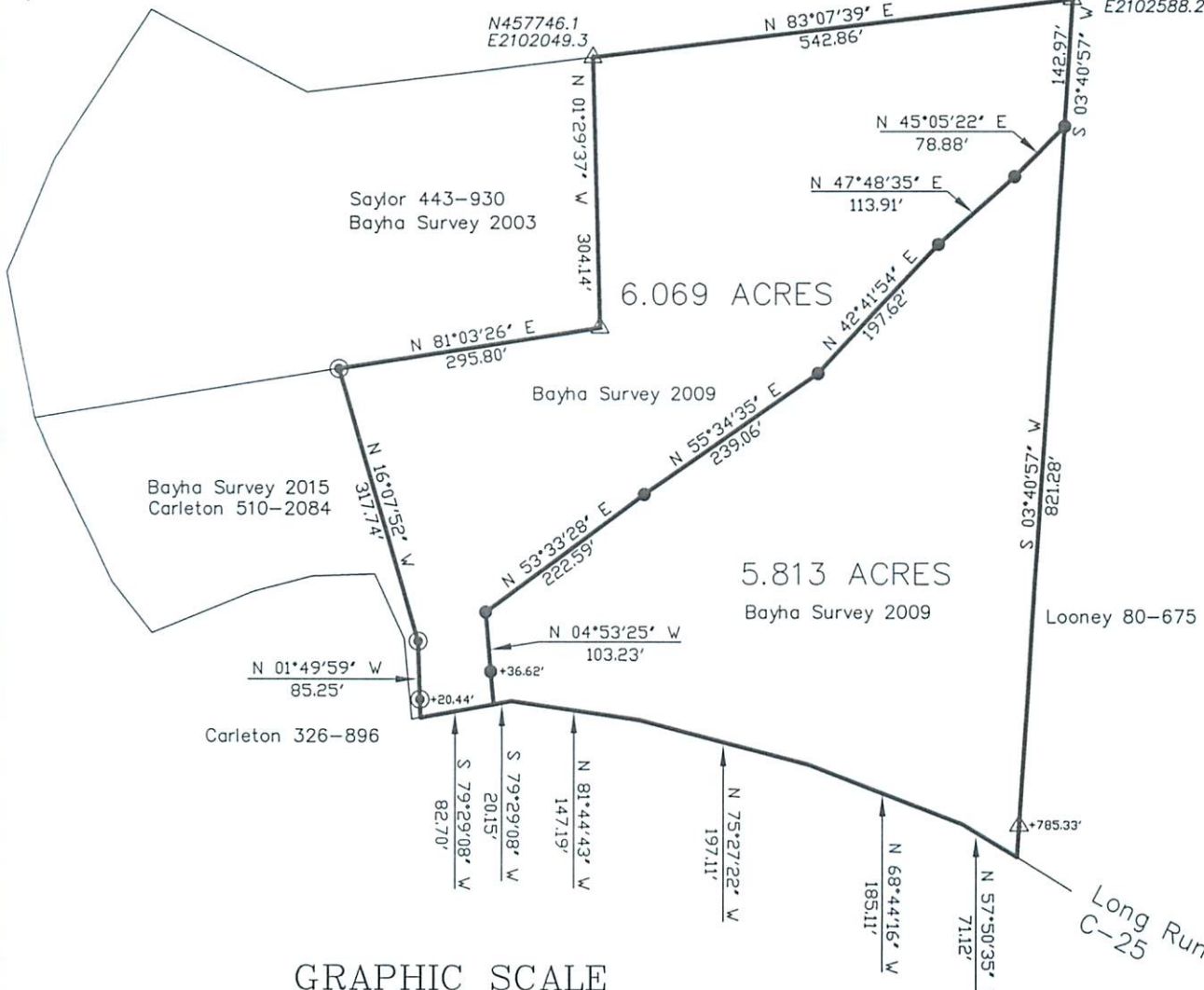
Basis of Bearings: NAD83 Ohio South (VRS)
Measurements observed (Total Station)
Prior Surveys and Deeds reviewed as noted on Plat

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Percy Walker*
DATE: 7/11/23

Bradley 564-1340

N458688.9
E2103121.4
NE Corner
of the SW Quarter
Section 23
Bayha Survey 1984



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

- △ Iron Pin Found #4 Rebar
- ▲ Iron Pin Found #5 Rebar
- ◎ Iron Pin Found capped Bayha
- Iron Pin Set capped Newman