

5.00 ACRES


Situate Ohio Company Purchase, Town 4, Range 13, Section 29, Lodi Township, Athens County, Ohio.  
Being part of the lands deeded to: Kimberly J. McClain and Shari L. Phillips,  
Official Record Book 464, pages 1780-1783.

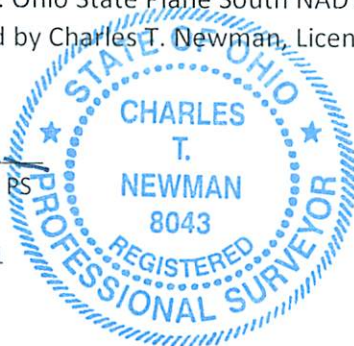
Commencing at an iron pin set at the northwest corner of said Section 29;  
Thence S03°39'30"W 832.36 feet along the west boundary of Section 29 to a point, passing an iron pin  
capped Swoyer at 214.33 feet;  
Thence S86°20'30"E 341.92 feet to a point in Angel Ridge Road, County Rd. 98, and being the point of  
beginning of the tract herein described;

- 1.) Thence S79°49'07"E 586.65 feet over the parent tract to an iron pin set, passing iron pins set at 24.20  
feet and at 394.00 feet;
- 2.) Thence S00°02'49"W 383.73 feet over the parent tract to an iron pin set;
- 3.) Thence N79°49'07"W 547.41 feet over the parent tract to a point in County Rd. 98, passing an iron pin  
set at 527.40 feet;
- 4.) Thence N10°54'00"W 156.67 feet to a point in County Rd. 98;
- 5.) Thence N04°22'19"W 163.88 feet to a point in County Rd. 98;
- 6.) Thence N02°58'16"E 73.52 feet to the point of beginning containing a total of 5.00 acres.

Acres of 1.572 acres are from parcel J010010057300.  
Acres of 3.428 acres are from parcel J010010057400.

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 : Ohio State Plane South NAD 83.  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 27, 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

JUN 30 2023

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 6/30/23

C. TIM NEWMAN

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Professional Surveyor

Plat of Survey of 5.00 Acres  
Situat Ohio Company Purchase, Town 4, Range 13, Section 29,  
Lodi Township, Athens County, Ohio.  
Being part of the lands deeded to:  
Kimberly J. McClain and Shari L. Phillips  
Official Record Book 464, pages 1780-1783.



Miller 486-2427

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

*Charles T. Newman*  
Charles T. Newman  
Surveyed June 2023

BY: *Perennial Miller*  
DATE: 6/30/23

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°54'00"W	156.67'
L2	N04°22'19"W	163.88'
L3	N02°58'16"E	73.52'

36 30  
35 29 N461881.4  
E2095118.3

+214.33'

S 03°39'30" W  
832.36'

S 86°20'30" E  
341.92'

+24.20'

(1.572 acres)

5.000 ACRES

(3.428 acres)

N 79°49'07" W  
547.41'

Highland Survey 1997

J010010057300

J010010057400

N460541.5  
E2095983.5

Wright Survey 1985

Newman Survey 2020

- △ Iron Pin Found capped Swoyer
- ▲ Iron Pin Found capped Branner
- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman
- Stone Found
- ⊕ Monument Found

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.