

6.778 ACRES

Description of an existing parcel of land deeded to Sylvia Randolph and Glenda K. Frost of Official Record Book 564, pages 550-551, Parcel J010010001600.

Situate Ohio Company Purchase, Town 4, Range 13, Section 2, Lodi Township, Athens County, Ohio, and being further described as follows:

Commencing at a notched stone found at the southeast corner of said Section 2;

Thence N89°37'08"W 207.90 feet along the south line of said Section to an iron pin set at the point of beginning of the parcel herein described;

1.) Thence N89°37'08"W 619.98 feet (passing an iron pin set at 570.87 feet) along a common boundary to Dudding 30-147 to a point in the center of County Road 44, Bucks Lake Rd.;

2.) Thence N36°41'42"W 53.24 feet to a point in the center of County Road 44;

3.) Thence N49°43'29"E 880.01 feet, (passing an iron pin set at 30.35 feet along a common boundary to Baringer 579-800 to an iron pin set;

4.) Thence S63°49'38"E 211.86 feet along said common boundary to an iron pin set;

5.) Thence S00°12'16"W 206.84 feet along the east line of Section 2, and being a common boundary to CDS 519-625 to an iron pin set;

6.) Thence S33°31'57"W 378.39 feet along a common boundary to Lane 224-383 to the point of beginning containing a total of 6.778 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.

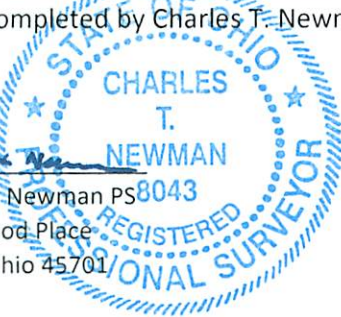
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south line of said Section 2.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 27, 2021.

  
Charles T. Newman PS8043  
66 Elmwood Place  
Athens, Ohio 45701




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

JUN 02 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 6/2/21

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413



Plat of Survey of 6.778 Acres.  
Situat Ohio Company Purchase, Town 4, Range 13, Section 2,  
Lodi Township, Athens County, Ohio.  
Being deeded to Sylvia Randolph and Glenda K. Frost,  
Official Record Book 564, pages 550-551 and being all of  
existing parcel J010010001600.



*Charles T. Newman*  
Charles T. Newman  
Surveyed 5/26/2021

Basis of Bearings:  
Denoted east line of Section 2  
A True Meridain has NOT been determined

CDS  
519-625

England  
Survey  
2016

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

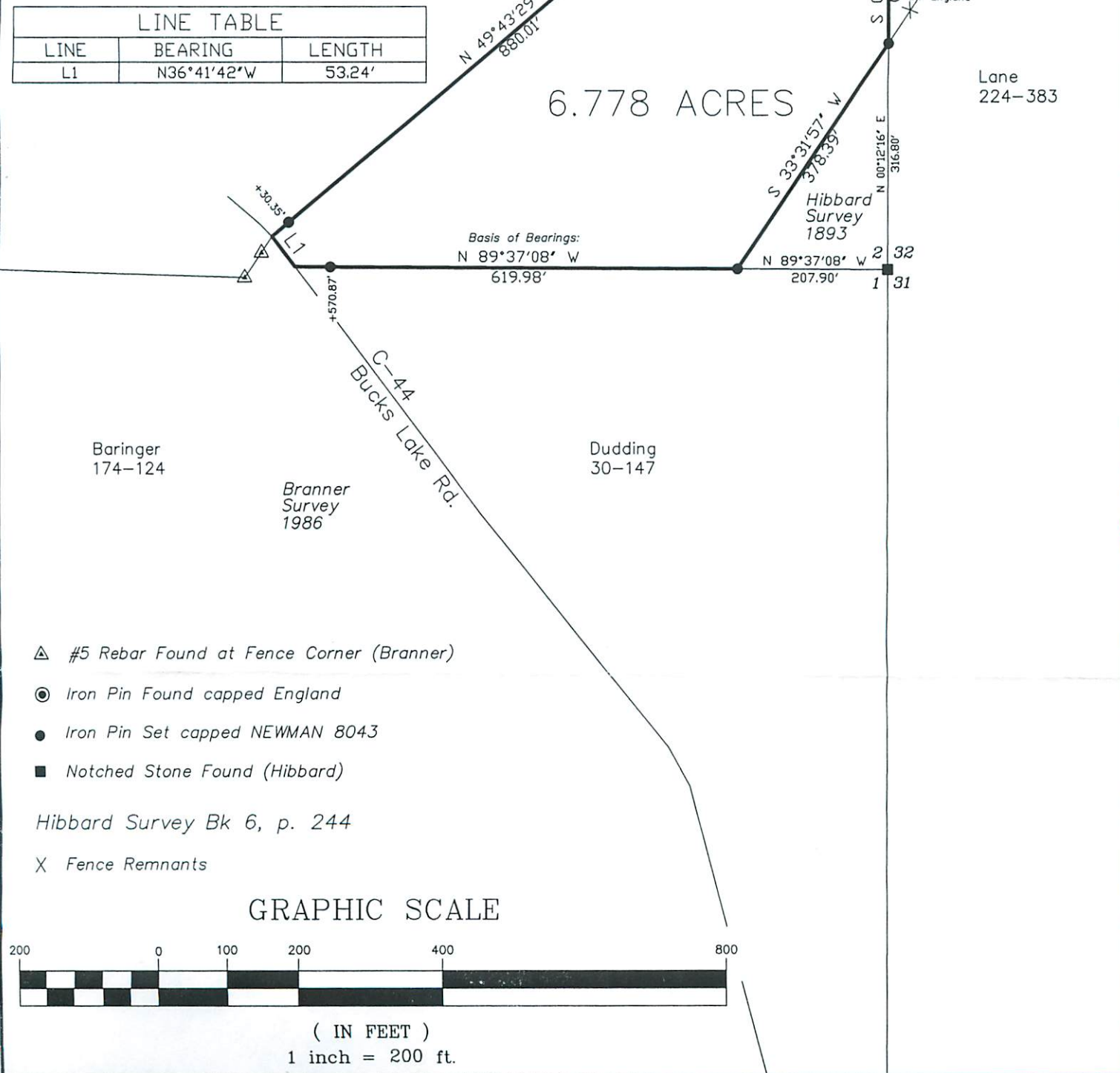
BY: *[Signature]*  
DATE: 6/2/21

Baringer  
579-800

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°41'42"W	53.24'

6.778 ACRES

Lane  
224-383



Basis of Bearings:  
N 89°37'08" W  
619.98'

Baringer  
174-124

Dudding  
30-147

Branner  
Survey  
1986

- △ #5 Rebar Found at Fence Corner (Branner)
- Iron Pin Found capped England
- Iron Pin Set capped NEWMAN 8043
- Notched Stone Found (Hibbard)

Hibbard Survey Bk 6, p. 244

X Fence Remnants

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.