

5.056 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 4, Range 13, Section 34, Lodi Township, Athens County, Ohio, and being more fully described as follows:

The Survey Tract of 5.056 acres consists of all of a (2) acre parcel deeded to Patrick A. McClain and Lauren McClain, Official Record Book 365, pages 2672-2673, and a part of a ( 56.51) acre parcel deeded to Patrick A. McClain, Official Record Book 308, pages 383-385, and being more fully described as follows:

Beginning at a 24-inch diameter oak tree found at the northeast corner of the Northwest Quarter of Section 24, (referencing a concrete monument found N04°46'40"E 932.34 feet at the northeast corner of Bruch 514-241)) and being the northwest corner of said McClean's (2) acre parcel;

- 1.) Thence S84°30'34"E 269.74 feet, passing an iron pin set at 100.00 feet along the south boundary of Section 34 following a fence line to an iron pin set;
- 2.) Thence S04°25'30"W 324.49 feet along a common boundary to McClain 317-263 to an iron pin set;
- 3.) Thence S16°15'06"W 52.59 feet along a common boundary to McClain 317-263 to an iron pin set;
- 4.) Thence S03°43'13"E 368.82 feet along said common boundary to an iron pin found capped Swoyer, passing an iron pin found capped Swoyer at 237.17 feet;
- 5.) Thence S75°15'11"W 323.37 feet along said common boundary to an iron pin set in a fence line;
- 6.) Thence N04°02'21"E 852.30 feet, passing an iron pin set at 522.78 feet along a common boundary to Gwinn 166-701 to the point of beginning containing a total of 5.056 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 Section 34.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 9, 2021.

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

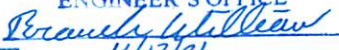


Legal Description Pre-Approval  
 APPROVED  
 All transfers are subject to  
 Athens County Conveyance Standards

APR 15 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 4/13/21

C. TIM NEWMAN

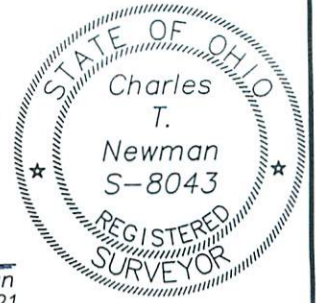
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269



Survey of 5.056 Acres  
Situating Ohio Company Purchase, Town 4, Range 13, Section 34,  
Lodi Township, Athens County, Ohio.  
Being all of two acres deeded to Patrick A. McClain & Laureen McClain,  
Official Record Book 365, pages 2672-2673.  
Being a portion of the lands deeded to Patrick A. McClain,  
Official Record Book 308, pages 383-385, First Tract.



*Charles T. Newman*  
Charles T. Newman  
Surveyed 4/5/2021

Basis of Bearings:  
Denoted north line of Section 34  
A True Meridian has NOT been determined

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Breanna H. Williams*  
DATE: 4/13/21

Bruch 514-241  
17.91 acres  
Trantina Survey 2007

Couladis 348-784  
185.19 AC (Deed)

NE Corner  
NW Quarter  
Section 34

Section 35  
Section 34

Section 35  
Section 34

McClain

N 04°46'40" E  
932.34'

S 84°30'34" E  
269.74'

McClain 365-2672  
2 acres

Hawks Nest Rd.  
T-64

+522.78'

N 04°02'21" E  
852.30'

S 04°25'30" W  
324.49'

S 16°15'06" W  
52.59'

McClain 317-263  
5.01 Ac.

Swoyer Survey 2001

Gwinn 166-701  
38.92 acres

5.056 ACRES

S 03°43'13" E  
368.82'

+237.17'

S 75°15'11" W  
323.37'

McClain 308-383 56.51 Ac

X Old Fence Remnants

White Oak 24" diameter

Iron Pin Found capped SWOYER

Iron Pin Set capped NEWMAN

Concrete Monument

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.