

7.925 Acres

Situate Ohio Company Purchase, Town 4, Range 13, Section 3, Lodi Township, Athens County, Ohio.
Being a portion of the lands deeded to Richard Paul Howard and Nancy Elizabeth Howard,
Official Record 556, pages 223-226.

Commencing at an iron pin found capped Biedenbach at the southwest corner of said Section 3;
Thence N00°46'27"E 2155.16 feet along the west line of Section 3 (passing a stone found at 2032.15
feet) to an iron pin found capped Swoyer;
Thence S85°52'29"E 825.00 feet to an iron pin found capped Swoyer;
Thence S89°16'20"E 223.74 feet to an iron pin found capped Swoyer;
Thence N55°31'32"E 346.50 feet to a point in Howard Creek, and being the point of beginning of the
tract herein described;

- 1.) Thence N59°00'35"E 231.66 feet along a common boundary to Carr 585-2000 to an iron pin found capped Swoyer, and continuing along said common boundary the following (7) courses;
- 2.) Thence N60°17'19"E 90.33 feet to an iron pin found capped Swoyer;
- 3.) Thence S39°04'19"E 26.49 feet to an iron pin found capped Swoyer;
- 4.) Thence S41°25'11"E 91.09 feet to an iron pin found capped Swoyer;
- 5.) Thence S62°11'53"E 132.65 feet to an iron pin found capped Swoyer;
- 6.) Thence S75°34'48"E 91.89 feet to an iron pin found capped Swoyer;
- 7.) Thence S81°14'02"E 109.41 feet to an iron pin found capped Swoyer;
- 8.) Thence S86°47'39"E 423.72 feet, (passing an iron pin found capped Swoyer at 369.54 feet) to a point in Hogue Hollow Road, County Rd. 47;
- 9.) Thence S16°11'46"E 68.25 feet to a point in the center of County Rd. 47;
- 10.) Thence S04°40'14"W 478.45 feet over the lands of the parent tract (passing an iron pin set at 45.53 feet, and at 457.00 feet) to a point in Howard Creek;
- 11.) Thence N51°21'14"W 178.84 feet to a point in Howard Creek;
- 12.) Thence N81°51'27"W 61.73 feet to a point in Howard Creek;
- 13.) Thence N61°17'10"W 126.75 feet to a point in Howard Creek;
- 14.) Thence N51°56'52"W 92.55 feet to a point in Howard Creek;
- 15.) Thence N57°35'03"W 155.80 feet to a point in Howard Creek;
- 16.) Thence N72°54'24"W 103.25 feet to a point in Howard Creek;
- 17.) Thence N71°18'44"W 261.41 feet to a point in Howard Creek;
- 18.) Thence N55°25'58"W 178.56 feet to a point in Howard Creek;
- 19.) Thence N48°21'24"W 82.83 feet to the point of beginning containing a total of 7.925 acres.

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


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

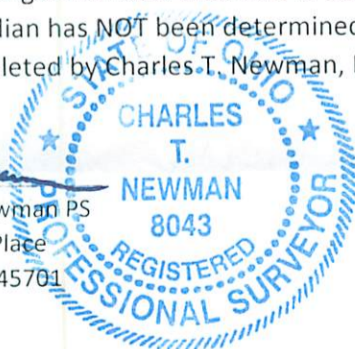
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : Denoted west line of Section 3 being of a prior survey.


A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 1, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/3/24

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

MAY 03 2024

Jill Davidson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

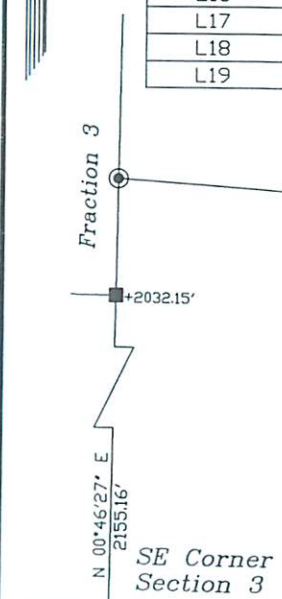
LINE TABLE

LINE	BEARING	LENGTH
L1	N59°00'35"E	231.66'
L2	N60°17'19"E	90.33'
L3	S39°04'19"E	26.49'
L4	S41°25'11"E	91.09'
L5	S62°11'53"E	132.65'
L6	S75°34'48"E	91.89'
L7	S81°14'02"E	109.41'
L8	S86°47'39"E	423.72'
L9	S16°11'46"E	68.25'
L10	S04°40'14"W	478.45'
L11	N51°21'14"W	178.84'
L12	N81°51'27"W	61.73'
L13	N61°17'10"W	126.75'
L14	N51°56'52"W	92.55'
L15	N57°35'03"W	155.80'
L16	N72°54'24"W	103.25'
L17	N71°18'44"W	261.41'
L18	N55°25'58"W	178.56'
L19	N48°21'24"W	82.83'

Plat of Survey of 7.925 Acres
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 Lodi Township, Athens County, Ohio.
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 Official Record 556, pages 223-226.



Charles T. Newman
 Charles T. Newman
 Surveyed May 2024



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Priscilla J. Miller*
 DATE: 5/3/24

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

Prior Surveys and Deeds reviewed as noted on Plat
 Basis of Bearings: Prior Survey of the west line of Section 3
 A True Meridian has NOT been determined

- ▲ Iron Pin Found capped Biedenbach
- ⊙ Iron Pin Found capped Swoyer
- Iron Pin Set capped Newman
- Stone Found

