

0.773 ACRES

Situate Ohio Company Purchase, Town 12, Range 15, Section 24, Outlots 10 and 11, York Township, Athens County, City of Nelsonville, Ohio.

Survey has combined two existing parcels deeded to: James A. Crombie, Official Record Book 501 page 583, and being more fully described as follows:

Commencing at an iron pin found at the southeast east corner of Outlot 11;
Thence N85°42'10"W 365.64 feet to a ¾-inch diameter pipe found at the point of beginning of the tract herein described;

- 1.) Thence N85°42'10"W 118.00 feet along a common boundary to Koon 252-391 to a ¾- inch diameter pipe found;
- 2.) Thence N32°55'00"W 165.03 feet along a common boundary to Blackburn 298-228 to an axle found;
- 3.) Thence N34°24'10"W 80.61 feet along said common boundary to an axle found;
- 4.) Thence N56°33'51"E 20.00 feet a point;
- 5.) Thence N60°33'59"E 112.00 feet to a ¾-inch diameter pipe found;
- 6.) Thence S34°02'21"E 82.05 feet along a common boundary to Reliford 549-2228 to an iron pin found in concrete;
- 7.) Thence S23°37'47"E 231.36 feet along said common boundary to the point of beginning containing a total of 0.773 acres.

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


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

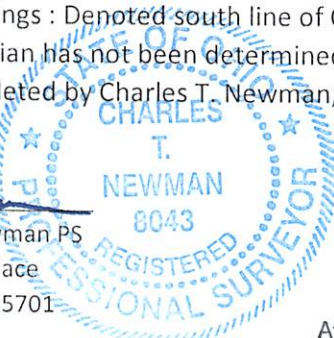
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south line of Outlot 11

A True Meridian has not been determined.


Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 10, 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/23/21

DEC 28 2021

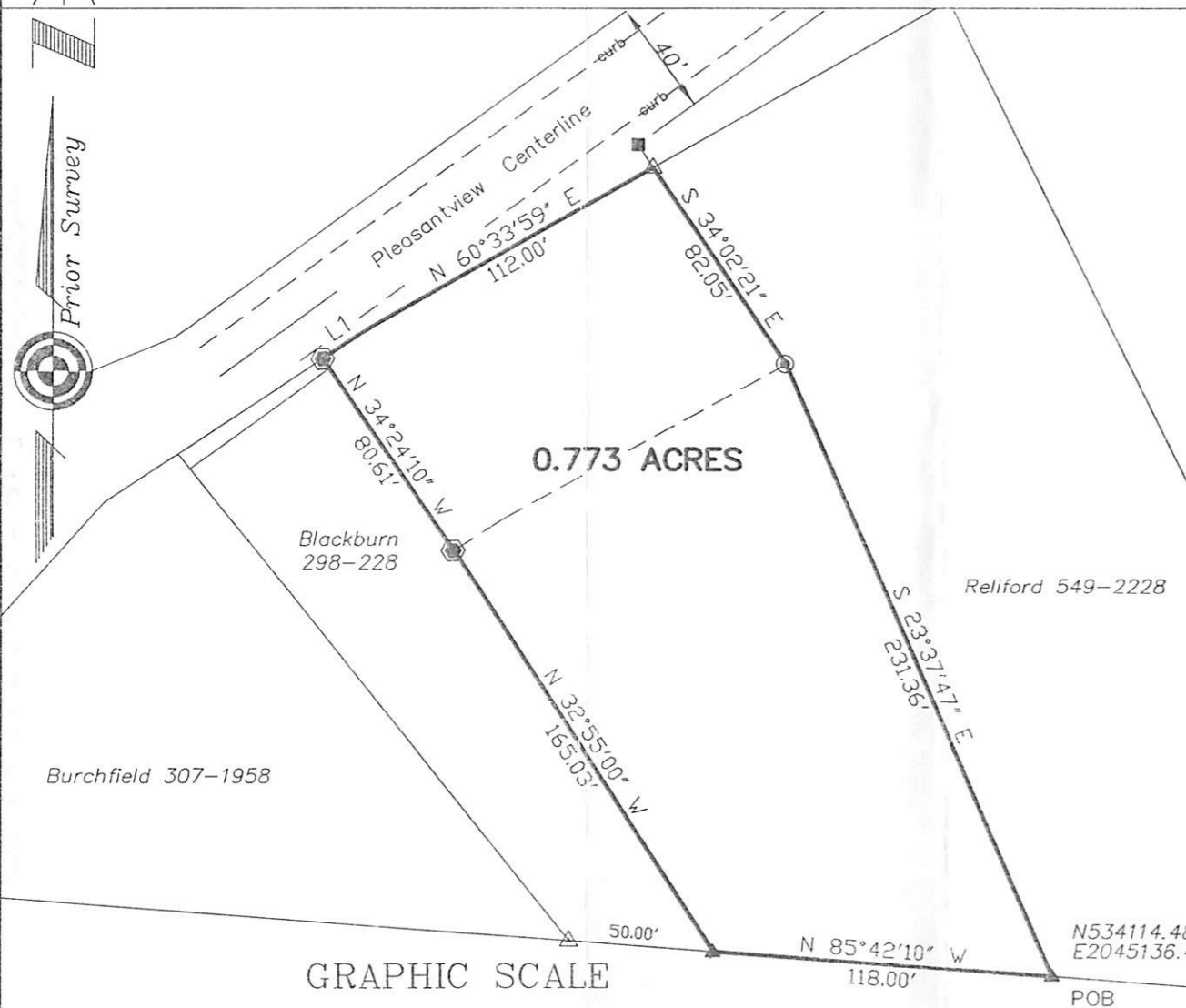
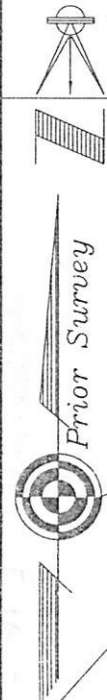
Jill Thompson
Athens County Auditor

C. TIM NEWMAN

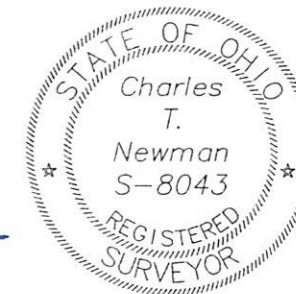
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



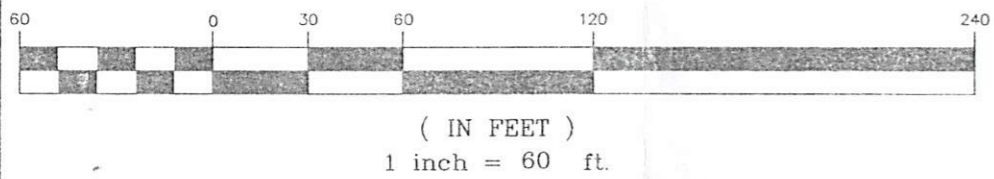
Plat of survey of 0.773 Acres
Situate Ohio Company Purchase, Town 12, Range 15, Section 24,
York Township, Athens County, Outlots 10 & 11, Nelsonville, Ohio.
Being all of two existing tracts deeded to:
James A. Crombie of Official Record Book 501, page 583.



Charles T. Newman
Charles T. Newman
Surveyed 12/10/2021

Basis of Bearings: Denoted South line of Outlot 11
Deeds and Previous surveys used as noted on plat

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N56°33'51"E | 20.00' |



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert G. Gillen*
DATE: 12/23/21

- △ Iron Pin Found 3/4 inch diameter
- ▲ 3/4-inch pipe found
- ⊙ Iron Pin Found in concrete
- Iron Pin Set capped NEWMAN
- Square Bolt Found 1.5-inch
- ⊗ Axle Found

SE Corner
Outlot 11
N534087.09
E2045501.04
OL 11
OL 12

J.H. Butterworth's Addition
Envelope 4A