

Tract 2  
10.766 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Section 18,  
York Township, Athens County, Nelsonville, Ohio.

Being a portion of the real estate deeded to: Barbara Runyon of Official Record 618, pages 2326-2331.

Commencing at a stone found at the southeast corner of said Section 18;

Thence N86°03'14"W 1306.28 feet to an ODOT monument;

Thence N33°07'14"W 138.52 feet to an ODOT monument;

Thence N21°46'20"W 752.40 feet to an ODOT monument;

Thence N48°35'33"W 141.08 feet to an ODOT monument;

Thence N09°23'56"W 49.64 feet to a point in the center of State Route 78/Burr Oak Blvd.,  
and being the point of beginning of the tract herein described;

1.) Thence N09°23'56"W 101.10 feet, (passing an iron pin set at 50.00 feet) along a common boundary  
to ODOT 452-538 to an iron pin set;

2.) Thence N50°15'40"W 136.98 feet along said common boundary to an ODOT monument;

3.) Thence N36°16'21"W 203.04 feet along said common boundary to an ODOT monument;

4.) Thence N54°57'39"W 181.69 feet along said common boundary to an ODOT monument;

5.) Thence N11°47'17"W 525.95 feet along said common boundary to an ODOT monument;

6.) Thence N04°24'55"E 170.15 feet along said common boundary to an iron pin found capped LPG  
6344;

7.) Thence S53°04'46"E 466.43 feet, (passing an iron pin found capped LPG 6344 at 368.27 feet) along a  
common boundary to Bishop 425-2228 to an iron pin found capped LPG 6344;

8.) Thence S63°04'49"E 544.30 feet, (passing an iron pin found capped LPG 6344 at 448.18 feet) along  
said common boundary to an iron pin found capped LPG 6344;

9.) Thence S12°18'16"E 127.38 feet along said common boundary to an iron pin found capped LPG 6344;

10.) Thence S23°00'11"E 64.03 feet along said common boundary to an iron pin found capped LPG 6344;

11.) Thence S59°11'17"W 56.67 feet along a common boundary to Cunningham 478-1337 to an iron pin  
found capped LPG 6344;

12.) Thence S59°11'17"W 219.27 feet over the lands of Runyon 618-2326 to an iron pin set;

13.) Thence S43°01'16"W 230.79 feet over the lands of Runyon to an iron pin set;

14.) Thence S09°23'56"E 99.22 feet, (passing an iron pin set at 49.22 feet) over the lands of Runyon to a  
point in State Route 78;

15.) Thence S68°40'55"W 23.81 feet to a point in State Route 78;

16.) Thence S62°02'39"W 28.16 feet along the center of State Route 78 to the point of beginning  
containing a total of 10.766 acres.

Acreages of 7.925 acres are from parcel P030380000100

Acreages of 2.841 acres are from parcel P030380004101

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


Subject to an ingress/egress easement known as Runyon Lane.

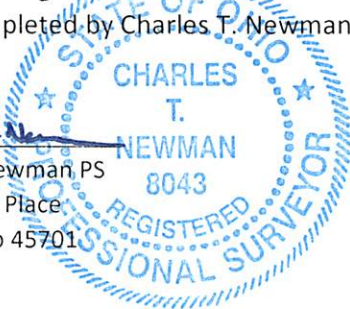
Subject to all other easements, rights-of-way, covenants and agreements of record.


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

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 28, 2025.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/1/25

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

MAY 01 2025

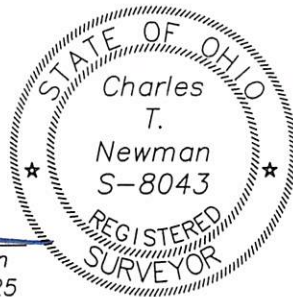
Jill Davidson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of (2) Tracts  
Situate Ohio Company, Town 12, Range 15, Section 18,  
York Township, Athens County, Nelsonville, Ohio.  
Deeded to: Barbara Runyon  
Official Record 618, pages 2326-2331  
Parcels P030380004101 & P030380000100



*Charles T. Newman*  
Charles T. Newman  
Surveyed April 2025

Basis of Bearings: NAD83 Ohio South  
Deeds and Prior Surveys reviewed as noted on Plat

U.S.A.  
179-203

Bookman  
362-290

527-1970  
Maccombs

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Barbara Runyon*  
DATE: *5/1/25*

- Iron 2-inch square tubing found
- △ Iron Pipe Found 1.5" OD
- ▲ Iron Pin Found capped LPG 6344
- Iron Pin Found capped Swoyer
- Iron Pin Set capped Newman
- Stone Found
- ⬢ Monument Found ODOT or Forest Service

Bishop 425-2228  
Tract 1  
35.886 ACRES  
Smith Survey 2025

Bishop 425-2228  
Tract 2  
4.269 ACRES

426-666  
ODOT

1st Choice Prop.  
519-1117

(7.925 acres)  
(2.841 acres)  
Tract 2  
10.766 ACRES  
Smith Survey 1987  
Runyon  
618-2326

Cunningham  
478-1337  
1.62 Ac.

Tract 1  
2.817 ACRES

452-538  
ODOT

N 09°23'56" W  
49.64'  
N 48°35'33" W  
141.08'

Runyon  
618-2326

461-688  
ODOT

N 21°46'20" W  
752.40'

Burr Oak Blvd. State Rt. Centerline

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°02'39"E	28.16'
L2	N68°40'55"E	23.81'
L3	N09°23'56"W	99.22'
L4	N43°01'16"E	230.79'
L5	N59°11'17"E	219.27'
L6	S85°55'29"E	176.81'
L7	S28°29'26"E	189.49'
L8	S66°39'48"W	96.42'
L9	S70°24'17"W	104.96'
L10	S73°44'26"W	174.94'
L11	S73°47'27"W	173.60'
L12	S68°40'55"W	79.73'
L13	N09°23'56"W	101.10'
L14	N50°15'40"W	136.98'
L15	N36°16'21"W	203.04'
L16	N54°57'39"W	181.69'
L17	N11°47'17"W	525.95'
L18	N04°24'55"E	170.15'
L19	S53°04'46"E	466.43'
L20	S63°04'49"E	544.30'
L21	S12°18'16"E	127.38'
L22	S23°00'11"E	64.03'
L23	S59°11'17"W	56.67'

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

18/12 SE Corner Sec. 18  
17/11 N529502.2  
E2051403.3