

Tract 1
2.817 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;

Thence N62°02'39"E 28.16 feet to a point in State Route 78;

Thence N68°40'55"E 23.81 feet to a point in State Route 78, and being the point of beginning of the tract herein described;

1.) Thence N09°23'56"W 99.22 feet, (passing an iron pin set at 50.00 feet) over the lands of the parent tract to an iron pin set;

2.) Thence N43°01'16"E 230.79 feet over said parent tract to an iron pin set;

3.) Thence N59°11'17"E 219.27 feet over the lands of the parent tract to an iron pin found capped LPG 6344;

4.) Thence S85°55'29"E 176.81 feet along a common boundary to Cunningham 478-1337 to an iron pin found capped LPG 6344;

5.) Thence S28°29'26"E 189.49 feet along said common boundary, (passing an iron pin set at 165.00 feet) to a point in the center of State Route 78, Burr Oak Blvd;

6.) Thence S66°39'48"W 96.42 feet to a point in the center State Route 78;

7.) Thence S70°24'17"W 104.96 feet to a point in the center of State Route 78;

8.) Thence S73°44'26"W 174.94 feet to a point in the center of State Route 78;

8.) Thence S73°47'27"W 173.60 feet to a point in the center of State Route 78;

9.) Thence S68°40'55"W 79.73 feet to the point of beginning containing a total of 2.817 acres.

Acreages of 2.817 acres being a portion of parcel P0303800004101.

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

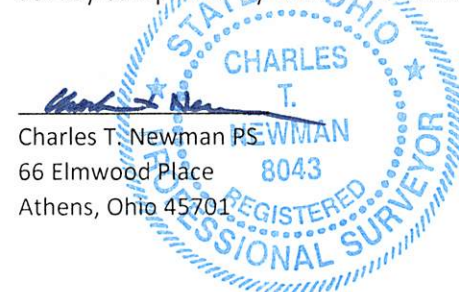
Together with and having rights of an ingress/egress easement known as Runyon Lane.

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

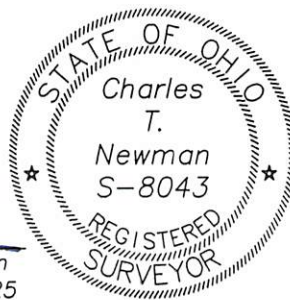
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of (2) Tracts
Situating 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

1st Choice Prop.
519-1117

426-666
ODOT

(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

Runyon
618-2326

461-688
ODOT

N 21°46'20" W
752.40'

Burr Oak Blvd. State Rt. 78
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