

Tract 2
4.269 Acres

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

Deeded to: Steven M. Bishop and Jane M. Bishop, Official Record 425, pages 2228-2229.

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

Thence N85°51'44"W 841.37 feet to a point;

Thence N04°18'36"E 1367.19 feet to a point in the center of Burr Oak Boulevard, State Route 78, and being the southeast corner of the above parent tract;

Thence S69°57'11"W 54.91 feet along the center of State Route 78 to the point of beginning of the tract herein described;

1.) Thence S69°57'11"W 116.96 feet along the center of said Route 78 to a point;

2.) Thence N01°53'12"W 100.07 feet (passing an iron pin set at 47.86 feet) along a common boundary to Cunningham 478-1337 to an iron pin set, and continuing along said common boundary the next (11) courses;

3.) Thence N88°42'22"W 75.09 feet to an iron pin set;

4.) Thence N25°58'16"W 88.00 feet to an iron pin found capped LPG 6344;

5.) Thence N34°45'56"W 90.82 feet to an iron pin found capped LPG 6344;

6.) Thence N32°46'52"W 33.50 feet to an iron pin found capped LPG 6344;

7.) Thence N39°39'46"W 104.44 feet to an iron pin found capped LPG 6344;

8.) Thence S59°05'18"W 88.18 feet to an iron pin found capped LPG 6344;

9.) Thence S35°02'30"W 72.26 feet to an iron pin found capped LPG 6344;

10.) Thence S14°27'51"W 42.35 feet to an iron pin found capped LPG 6344;

11.) Thence S20°20'02"W 37.65 feet to an iron pin found capped LPG 6344;

12.) Thence S29°21'26"W 67.50 feet to an iron pin found capped LPG 6344;

13.) Thence S59°03'42"W 24.83 feet to an iron pin found capped LPG 6344;

14.) Thence N23°00'11"W 64.03 feet to along a common boundary to Runyon 618-2326 to an iron pin found capped LPG 6344;

15.) Thence N12°18'16"W 127.38 feet along said common boundary to an iron pin found capped LPG 6344;

16.) Thence N21°28'21"E 337.13 feet (passing an iron pin set at 237.13 feet) over the lands of the parent tract to an iron pin set, and continuing over said parent tract the next 5) courses;

17.) Thence S81°40'00"E 250.15 feet to an iron pin set;

18.) Thence S45°48'35"E 164.38 feet to an iron pin set;

19.) Thence S36°09'06"E 100.65 feet to an iron pin set;

20.) Thence S08°28'00"E 156.13 feet to an iron pin set;

21.) Thence S12°15'36"E 186.38 feet (passing an iron pin set at 136.38 feet) to the point of beginning containing a total of 4.269 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 : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 14, 2025.


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

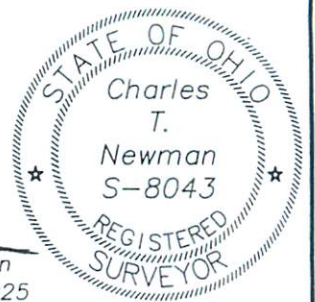
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/22/25

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

APR 22 2025

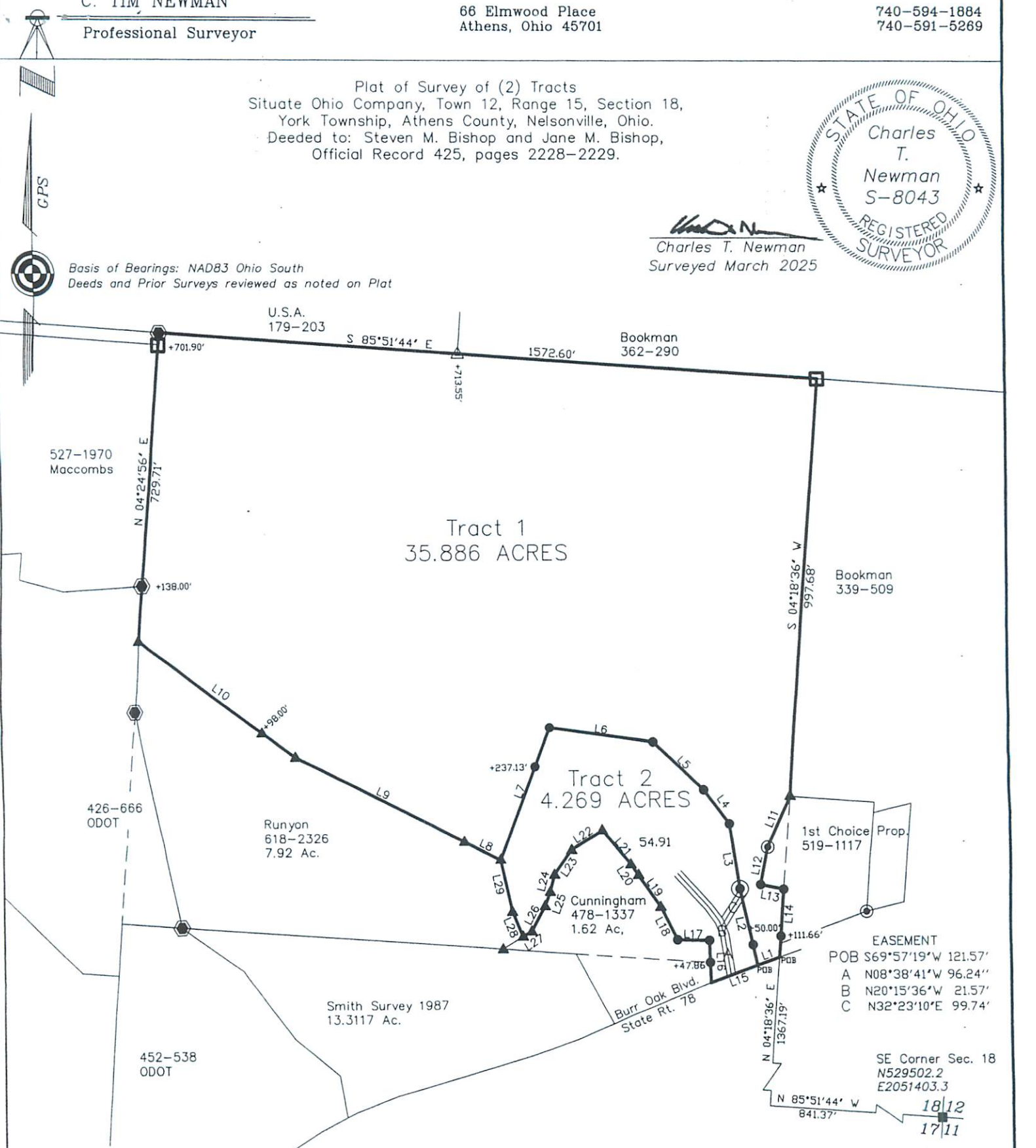
Jill Davidson
Athens County Auditor

Plat of Survey of (2) Tracts
Situate Ohio Company, Town 12, Range 15, Section 18,
York Township, Athens County, Nelsonville, Ohio.
Deeded to: Steven M. Bishop and Jane M. Bishop,
Official Record 425, pages 2228-2229.



Charles T. Newman
Surveyed March 2025

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



EASEMENT
POB S69°57'19\"W 121.57'
A N08°38'41\"W 96.24\"
B N20°15'36\"W 21.57'
C N32°23'10\"E 99.74'

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

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

COPY

approved by
Fred R. Holmes
5-19-2025

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°57'11\"W	54.91'
L2	N12°15'36\"W	186.38'
L3	N08°28'00\"W	156.13'
L4	N36°09'06\"W	100.65'
L5	N45°48'35\"W	164.38'
L6	N81°40'00\"W	250.15'
L7	S21°28'21\"W	337.13'
L8	N63°04'49\"W	96.12'
L9	N63°04'49\"W	448.18'
L10	N53°04'46\"W	466.43'
L11	S24°07'24\"W	131.12'
L12	S11°11'06\"W	91.13'
L13	S77°53'36\"E	55.65'
L14	S04°22'21\"W	161.67'
L15	S69°57'19\"W	116.96'
L16	N01°53'12\"W	100.07'
L17	N88°42'22\"W	75.09'
L18	N25°58'16\"W	88.00'
L19	N34°45'56\"W	90.82'
L20	N32°46'52\"W	33.50'
L21	N39°39'46\"W	104.44'
L22	S59°05'18\"W	88.18'
L23	S35°02'30\"W	72.26'
L24	S14°27'51\"W	42.35'
L25	S20°20'02\"W	37.65'
L26	S29°21'26\"W	67.50'
L27	S59°03'42\"W	24.83'
L28	N23°00'11\"W	64.03'
L29	N12°18'16\"W	127.38'

COPY