

4.050 ACRES

Description of (3) existing parcels of land combined and surveyed as one tract.

Situate Ohio Company Purchase, Town 6, Range 12, Section 12, Rome Township, Athens County, Ohio.

Being deeded to John R. Hizey, Official Record Book 547, pages 1917-1919, and being all Parcel 1 (K010010025800), Parcel 2 (K010010025900, and Parcel 3 (K010010025700).

Commencing at an iron pin found capped Smith at the northwest corner of said Section 12;
Thence S00°10'44"E 2643.58 feet to an iron pin found capped Smith at the point of beginning of the tract herein described;

- 1.) Thence S84°40'44"E 623.16 feet along a common boundary to Wolfe 543-803 to an iron pin found capped Cannon;
- 2.) Thence S04°19'16"W 78.67 feet along said common boundary to an iron pin found capped Cannon;
- 3.) Thence S84°40'44"E 194.41 feet along said common boundary to an iron pin found capped Cannon;
- 4.) Thence S04°04'24"W 144.16 feet along said common boundary to an iron pin found capped Cannon;
- 5.) Thence N88°17'33"W 271.69 feet along the north right-of-way of County Road 85 to a point;
- 6.) Thence N85°24'54"W 254.64 feet along the north right-of-way to a point;
- 7.) Thence N83°11'50"W 169.82 feet along the north right-of-way to a point;
- 8.) Thence N80°45'14"W 104.49 feet along the north right-of-way to an iron pin found capped Roush;
Thence N00°10'44"W 232.71 feet, (passing an iron pin found capped Smith at 128.22 feet) to the point of beginning containing a total of 4.050 acres.

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


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

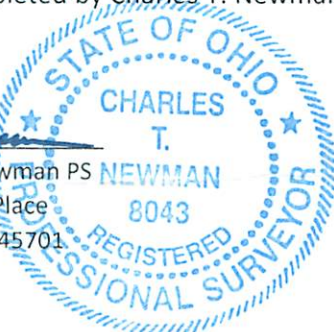
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted west boundary of Section 12.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 3, 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

MAY 13 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

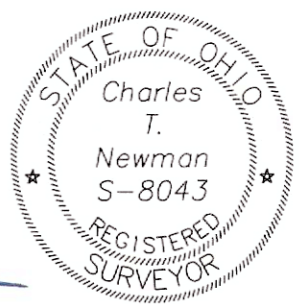
BY: 
DATE: 5/14/21

C. TIM NEWMAN
Professional Surveyor

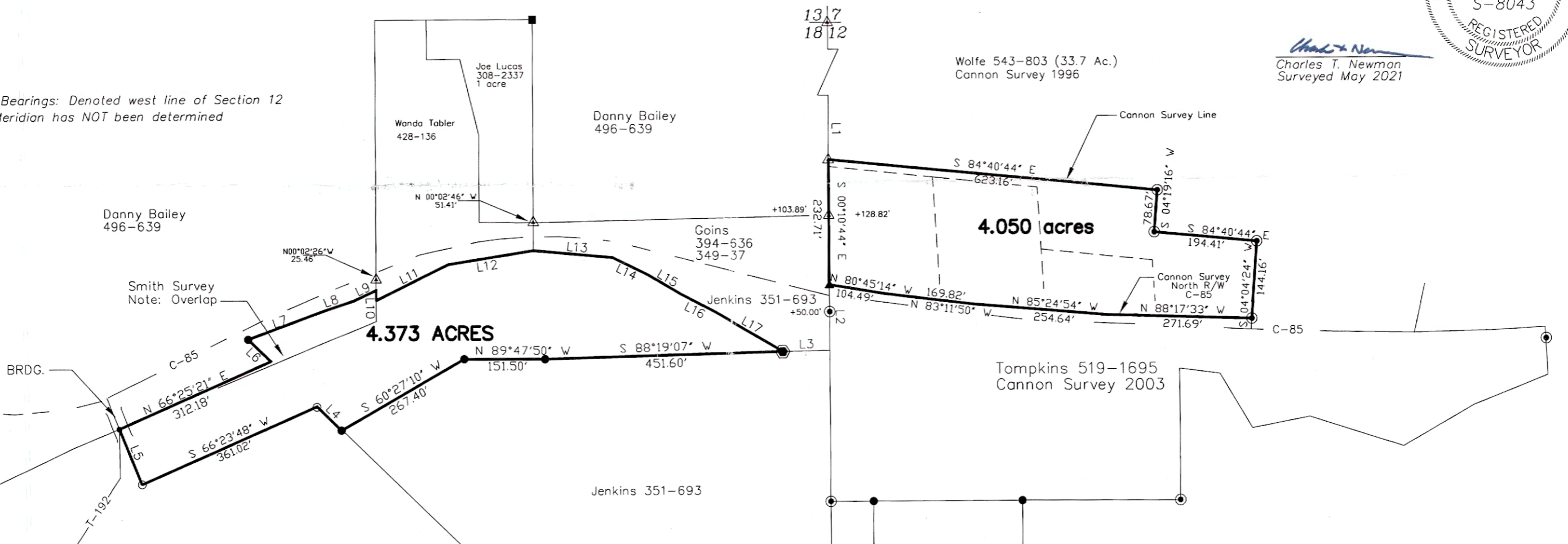
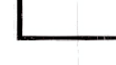
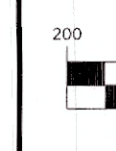
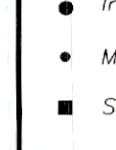
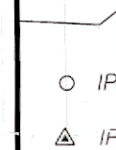
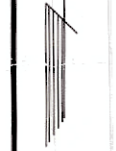
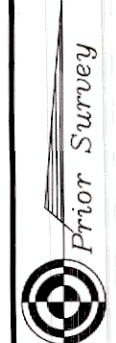
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

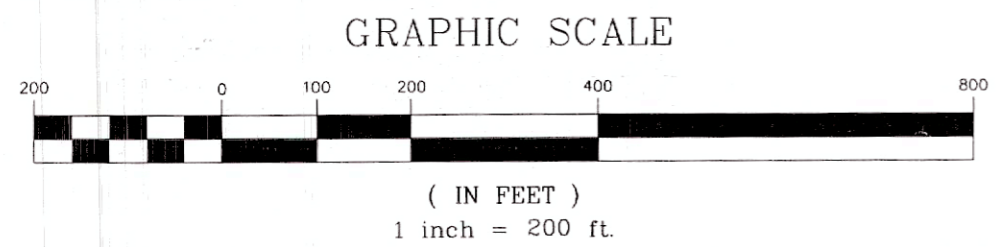
Plat of Survey of 4.050 Acres and 4.373 Acres.
Situating Ohio Company Purchase, Town 6, Range 12, Section 12 and Section 18, Rome Township, Athens County, Ohio.
Being deeded to John R. Hizey, Official Record Book 547, pages 1917-1919.
Survey of 4.373 Acres is being all of Parcel 5 (K010010026100), and Parcel 6 (K010010026200).
Survey of 4.050 Acres is being all of Parcel 1 (K010010025800), and Parcel 2 (K010010025900), and Parcel 3 (K010010025700).



Basis of Bearings: Denoted west line of Section 12
A True Meridian has NOT been determined



- IPF capped Branner
- △ IPF capped CTS (Smith)
- ▲ IPF capped Roush
- IPF capped Cannon 7224
- IPF #6 Rebar
- Iron Pin Set capped NEWMAN 8043
- Mag Nail Set 1/2" Diameter
- Stone Found



Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

By: *[Signature]*
Date: 7/22/2021

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 5/18/21

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°10'44"E	2643.58'
L2	S00°10'44"E	122.81'
L3	S88°58'21"W	88.52'
L4	N46°08'40"W	63.95'
L5	N22°22'06"W	112.02'
L6	N46°08'40"W	58.65'
L7	N69°47'57"E	131.00'
L8	N70°35'57"E	84.10'
L9	N64°46'57"E	44.20'
L10	S00°02'46"E	19.07'
L11	N64°18'47"E	152.00'
L12	N80°44'25"E	161.58'
L13	S84°52'36"E	151.29'
L14	S64°07'13"E	75.00'
L15	S59°43'56"E	70.00'
L16	S62°23'56"E	73.60'
L17	S60°17'02"E	148.18'