

MAY 09 2024

10.000 Acres

Jill Davidson
Athens County Auditor

Situate Ohio Company Purchase, Town 6, Range 12, Section 7,
Rome Township, Athens County, Ohio.

Being a portion of the lands deeded to: Mark Dunfee and Paula L. Dunfee,
Official Record Book 429, pages 1355-1357.

Commencing at a 50-inch diameter Oak Tree at the southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 7;

Thence N02°31'37"E 1347.14 feet (passing iron pins set at 375.68 feet, 438.43 feet, and at 941.81 feet) to a point;

Thence S88°13'37"E 868.86 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S88°13'37"E 603.29 feet along a common boundary to D. Dunfee 175-163, and M. Dunfee 429-1355, (passing an iron pin set at 447.11 feet) to an iron pin set;
- 2.) Thence S02°39'45"W 464.07 feet (passing an iron pin set at 356.90 feet, and an iron pin found capped Newcome at 416.81 feet) to a point in the center of Lightner Road, Township Rd. 147;
- 3.) Thence S50°44'10"W 334.11 feet to a point in Township Rd. 147;
- 4.) Thence S47°42'04"W 77.95 feet to a point in Township Rd. 147;
- 5.) Thence S48°38'41"W 75.01 feet to a point in Township Rd. 147;
- 6.) Thence S50°00'59"W 68.88 feet to a point in Township Rd. 147;
- 7.) Thence S56°13'31"W 66.07 feet to a point in Township Rd. 147;
- 8.) Thence S67°59'18"W 24.35 feet to a point in Township Rd. 147;
- 9.) Thence S81°27'02"W 69.32 feet to a point in Township Rd. 147;
- 10.) Thence N87°02'45"W 51.60 feet to a railroad spike set in the center of Township Rd. 147;
- 11.) Thence N02°39'45"E 894.44 feet over the lands of the grantor, (passing an iron pin set at 20.00 feet) to the point of beginning containing a total of 10.000 acres.


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

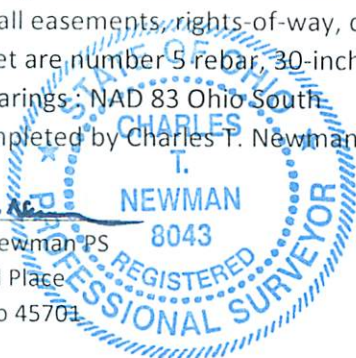
Subject to all easements, rights-of-way, covenants and agreements of record.

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 May 7, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

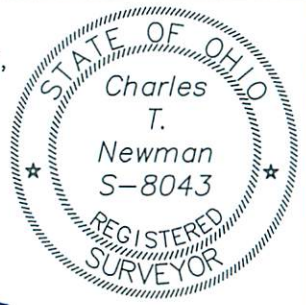
BY: 
DATE: 5/9/24

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

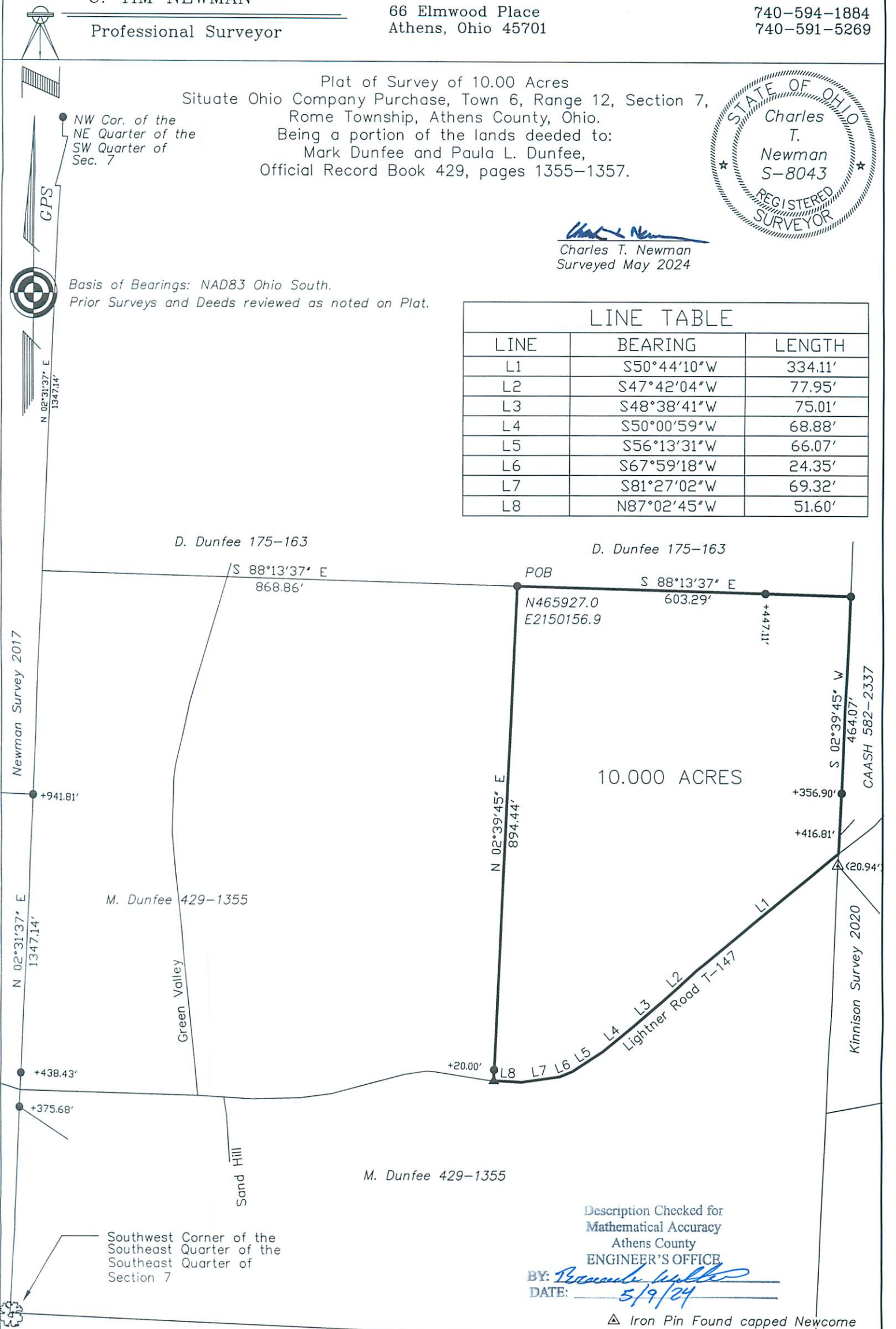
Plat of Survey of 10.00 Acres
Situate Ohio Company Purchase, Town 6, Range 12, Section 7,
Rome Township, Athens County, Ohio.
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Charles T. Newman
Charles T. Newman
Surveyed May 2024

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°44'10"W	334.11'
L2	S47°42'04"W	77.95'
L3	S48°38'41"W	75.01'
L4	S50°00'59"W	68.88'
L5	S56°13'31"W	66.07'
L6	S67°59'18"W	24.35'
L7	S81°27'02"W	69.32'
L8	N87°02'45"W	51.60'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Permanick Walker*
DATE: 5/9/24

- △ Iron Pin Found capped Newcome
- ▲ Railroad Spike Set
- ⊙ Iron Pin Found capped Kinnison
- Iron Pin Set capped NEWMAN 8043
- Stone Found
- ⊗ Oak Tree 50-inch OD

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.