

2.396 Acres

Situate Ohio Company Purchase, Town 11, Range 14, Section 20, Fraction 19, Trimble Township, Athens County, Ohio. Being an existing parcel deeded to: Kevin Stalder and Samantha Jo Stalder. Official Record Book 579, pages 1440-1441, Parcel M010010050500, and being more fully described as follows:

Beginning at a Concrete Post of record found at the northeast corner of said Fraction 19;

- 1.) Thence S04°07'29"W 632.54 feet along a common boundary to Estep 375-283 and Drake 542-820, (passing an iron pin found capped Stevens at 572.46 feet, and passing an iron pin set at 612.54 feet) to a point in the center of Taylor Ridge Road, County Rd. 67;
- 2.) Thence along a curve to the right having a radius of 270.00 feet, curve length of 160.26 feet, chord bearing of N41°15'48"W, and chord distance of 157.92 feet to a point in County Rd. 67;
- 3.) Thence N11°40'19"W 462.20 feet to a point in the center of County Rd. 67;
- 4.) Thence N02°08'06"W 79.67 feet to a point in County Rd. 67, referencing a #5 rebar found at N85°20'22"W 20.00 feet;
- 5.) Thence S85°20'22"E 246.94 feet along a common boundary to Appalachia Ohio 412-1820, (passing an iron pin set at 20.00 feet) to the point of beginning containing a total of 2.396 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 : NAD83 Ohio State Plane South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 20, 2023.

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/21/23

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

MAR 21 2023

Jill Thompson  
Athens County Auditor

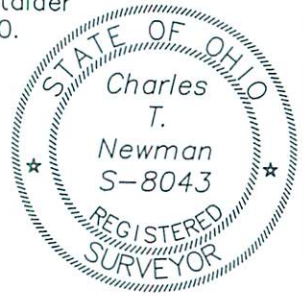
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 2.396 Acres  
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Trimble Township, Athens County, Ohio.  
Being an existing parcel deeded to: Kevin Stalder and Samantha Jo Stalder  
Official Record Book 579, pages 1440-1441, Parcel M010010050500.



*Charles T. Newman*  
Charles T. Newman  
Surveyed March 2023

Basis of Bearings: NAD83 Ohio South Zone  
Deeds and Prior Surveys used as noted on Survey Plat

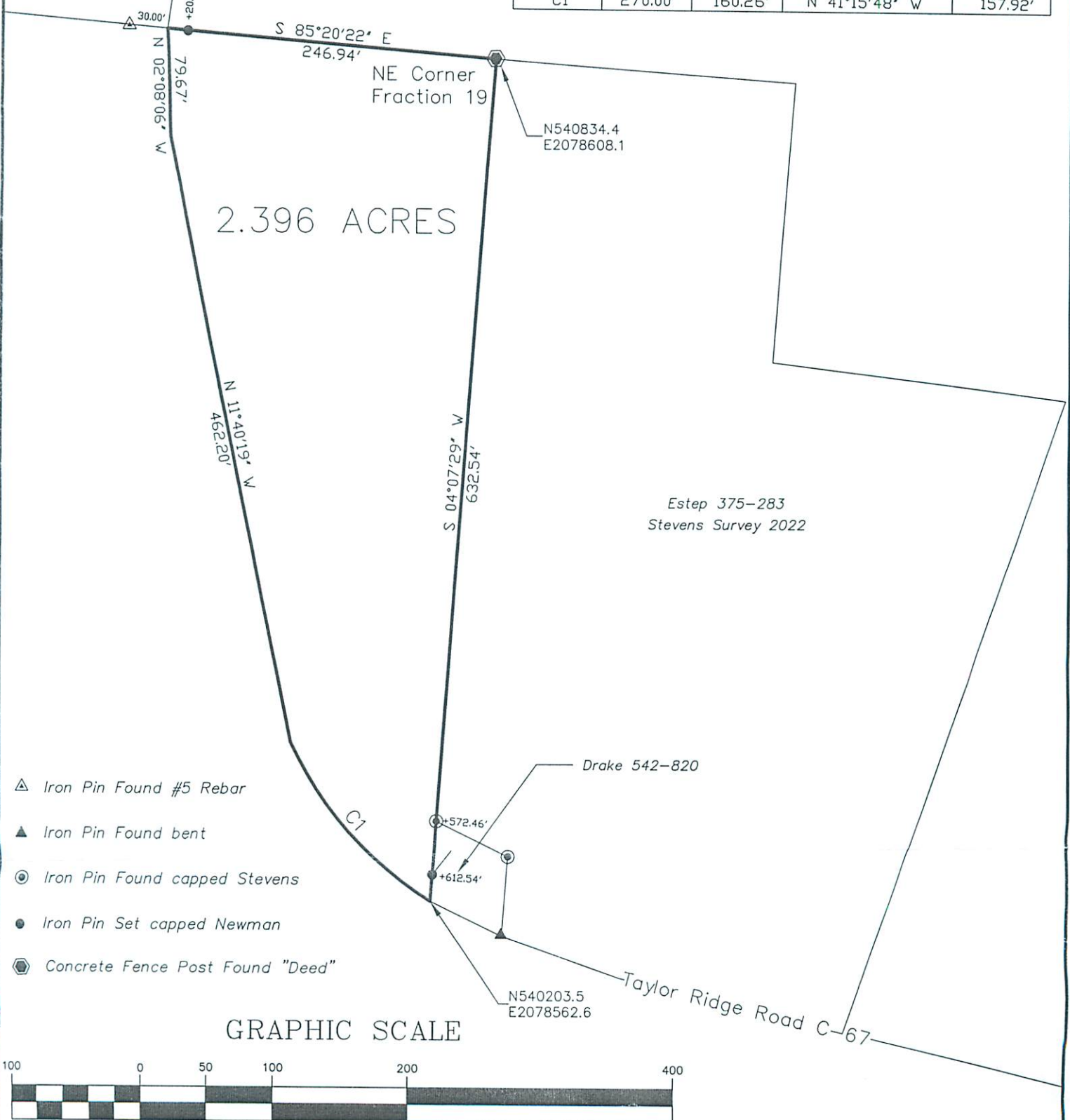
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert Walker*  
DATE: 3/21/23

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DIST.
C1	270.00'	160.26'	N 41°15'48" W	157.92'

Gerstner Survey 1996  
McCord 242-713

Appalachia Ohio  
412-1820 (Parcel 1)



N540834.4  
E2078608.1

Estep 375-283  
Stevens Survey 2022

Drake 542-820

N540203.5  
E2078562.6

Taylor Ridge Road C-67

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.