

2.913 Acres

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

NOV 20 2024

Jill Davidson
Athens County Auditor

Situate Ohio Company Purchase, Town 11, Range 14, Section 8,
Trimble Township, Athens County, Ohio.
Being a portion of the lands deeded to:
Kara V. Schooner, and Kellie V. Abele
Official Record Book 619, pages 1005-1008.

Commencing at number five rebar found at the northeast corner of Section 8 of Trimble Township;
Thence N85°37'59"W 803.55 feet to an iron pin set;
Thence N85°37'59"W 923.51 feet to a point;
Thence S04°22'01"W 264.64 feet to a railroad spike set in the centerlines of the intersection of
Congress Run-County Rd. 32, and Loudermilk Township Road 667, and being the point of beginning of
the tract herein described;

- 1.) Thence S78°23'02"E 91.95 feet to a point in the center of Township Rd. 667;
- 2.) Thence S80°42'28"E 163.01 feet to a point in the center of Township Rd. 667;
- 3.) Thence S87°57'07"E 92.71 feet to a point in the center of Township Rd. 667;
- 4.) Thence N80°07'12"E 30.26 feet to a point in the center of Township Rd. 667;
- 5.) Thence S03°44'49"E 290.11 feet (passing an iron pin set at 30.00 feet) over the lands of the grantor to an iron pin set;
- 6.) Thence S86°16'28"W 430.19 feet along a common boundary to Bycofski 504-1491 to a point in Congress Run, County Rd. 32, passing an iron pin set at 397.61 feet;
- 7.) Thence N05°50'59"E 362.29 feet along the center of County Rd. 32 to the point of beginning containing a total of 2.913 acres.

Said 2.913 acres is to be held continuous and contiguous with the parcel to the north now deeded to Schoonver 548-2601.

Being a portion of existing parcel M060010004300.

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 November 19, 2024.

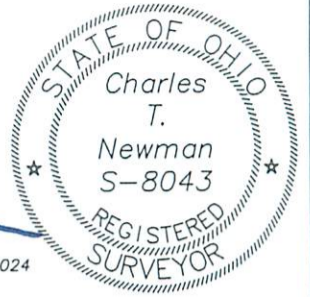
Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 11/20/24

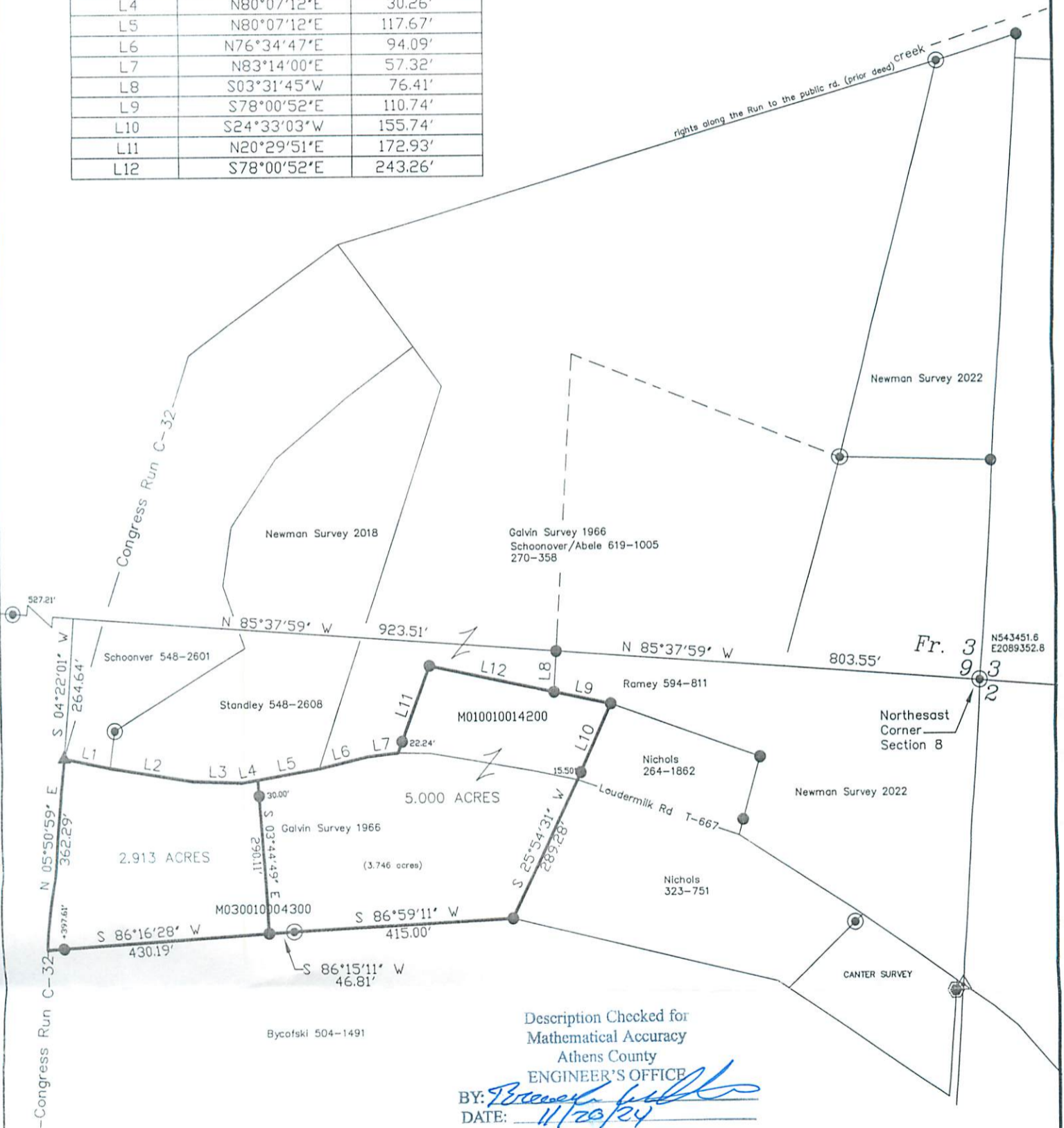
Plat of Survey of 5.000 Acres and 2.913 Acres.
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Trimble Township, Athens County, Ohio.
Deeded to: Kara V. Schoonover, and Kellie V. Abele.
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Basis of Bearings: NAD 83, Ohio South
Prior Surveys and Deeds used as noted on Plat

Charles T. Newman
Charles T. Newman
Surveyed November 19, 2024

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°23'02"E	91.95'
L2	S80°42'28"E	163.01'
L3	S87°57'07"E	92.71'
L4	N80°07'12"E	30.26'
L5	N80°07'12"E	117.67'
L6	N76°34'47"E	94.09'
L7	N83°14'00"E	57.32'
L8	S03°31'45"W	76.41'
L9	S78°00'52"E	110.74'
L10	S24°33'03"W	155.74'
L11	N20°29'51"E	172.93'
L12	S78°00'52"E	243.26'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert J. Fuller*
DATE: 11/20/24

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

- ▲ Railroad Spike Found
- ▲ Railroad Spike Set
- Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman
- 1.5-inch diameter steel