

JAN 12 2024

5.189 Acres

Jill Davidson  
Athens County Auditor

Situate Ohio Company Purchase, Town 11, Range 15, Section 18,  
Waterloo Township, Athens County, Ohio.

Being an existing parcel deeded to: Jonathan E. McKee

Official Record Book 606, pages 1594-1597, and being more fully described as follows:

Commencing at a one-inch diameter pipe of record found at the southwest corner of said Section 18;  
Thence N04°07'41"E 761.57 feet to a one-inch diameter pipe found;  
Thence N04°16'35"E 531.77 feet to point;  
Thence S86°49'29"E 269.24 feet, (passing a one-inch diameter pipe found at 239.24 feet) to a point in the center of Dowler Ridge Road, County Rd. 3;  
Thence N01°28'44"E 214.50 feet to a point in the center of County Rd. 3, and being the point of beginning of the parcel herein described;

- 1.) Thence N01°45'08"E 17.72 feet to a point in the center of County Rd. 3;
- 2.) Thence N04°46'11"E 408.85 feet to a point in the center of County Rd. 3;
- 3.) Thence N01°45'20"W 84.07 feet to a point in the center of County Rd. 3;
- 4.) Thence N07°16'13"W 19.44 feet to a point in the center of County Rd. 3;
- 5.) Thence S86°35'50"E 385.22 feet, (passing an iron pin found capped Kinnison at 28.07 feet) along a common boundary to McKee 563-2568 to an iron pin found capped Kinnison;
- 6.) Thence S03°24'20"W 50.00 feet along said common boundary to an iron pin found capped Kinnison;
- 7.) Thence S86°35'50"E 51.95 feet along said common boundary to an iron pin found capped Kinnison;
- 8.) Thence S43°12'25"W 364.72 feet along said common boundary to an iron pin found capped Kinnison;
- 9.) Thence S46°34'57"E 638.75 feet along said common boundary to an iron pin found capped Kinnison;
- 10.) Thence N86°49'56"W 386.78 feet along a common boundary to Miller 551-2243, and Slabaugh 207-605 (passing an iron pin set at 345.55 feet) to an iron pin set;
- 11.) Thence N01°28'44"E 214.50 feet along a common boundary to Zimmerman 563-2565 to an iron pin set;
- 12.) Thence N86°49'29"W 297.00 feet (passing an iron pin set at 267.00 feet) along said common boundary to the point of beginning containing a total of 5.189 acres.


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

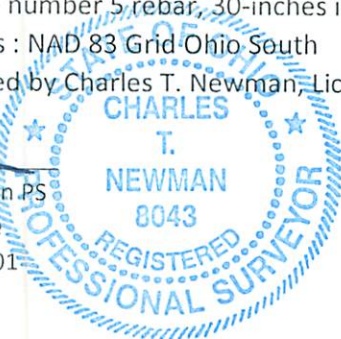
Subject to all easements, rights-of-way, covenants and agreements of record.


Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Grid Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 10, 2024.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/12/24

C. TIM NEWMAN

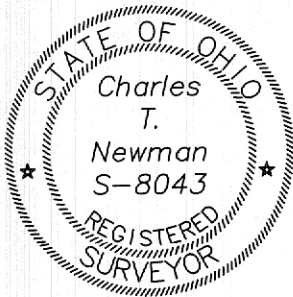
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

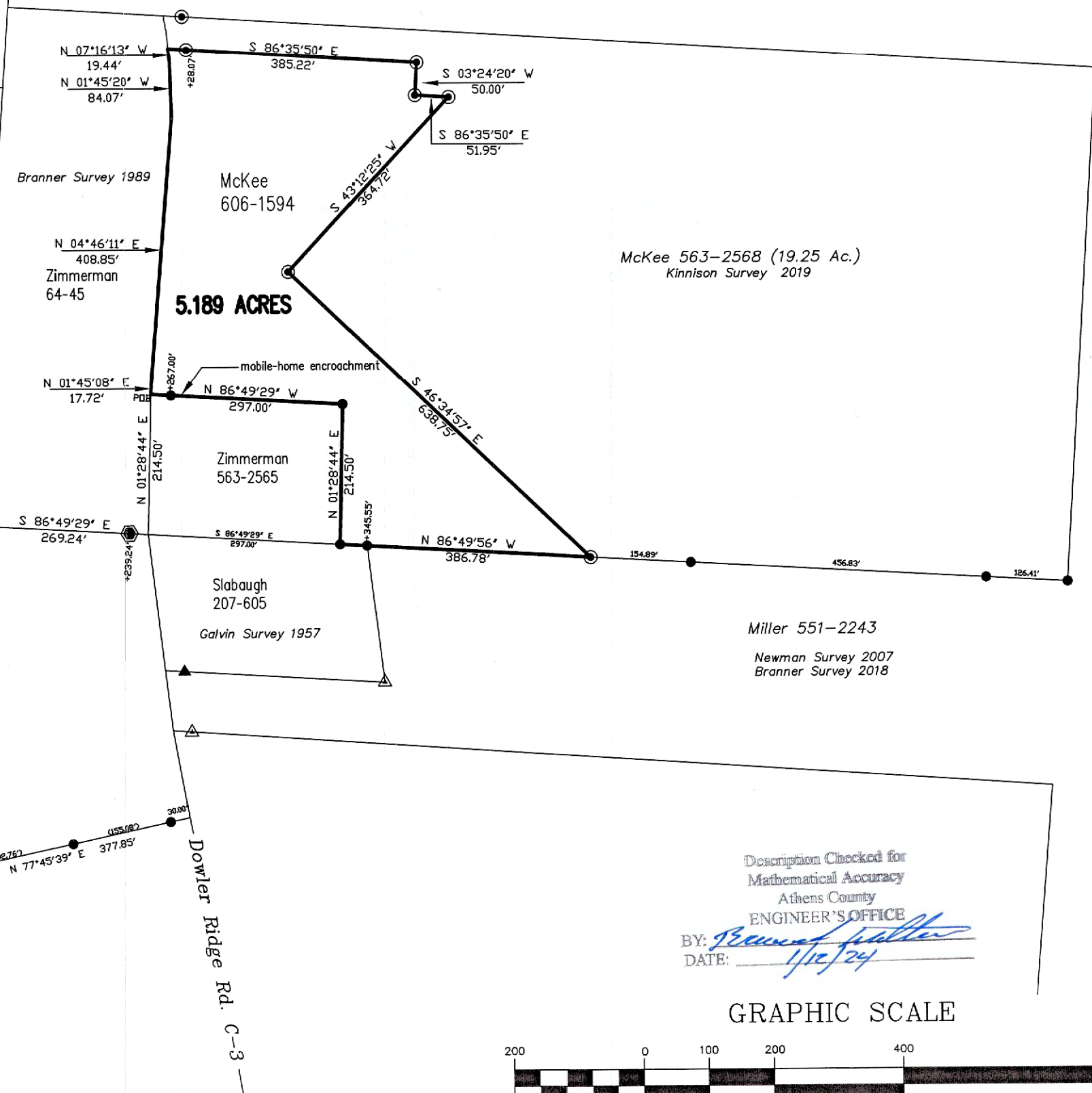
740-594-1884  
740-591-5269

Plat of Survey of 5.189 Acres  
Situating Ohio Company Purchase, Town 11, Range 15, Section 18,  
Waterloo Township, Athens County, Ohio.  
Being the entirety of an existing parcel deeded to:  
Jonathan E. McKee, and recorded in Official Record Book 606, pages 1594-1597.

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



*Charles T. Newman*  
Charles T. Newman  
Surveyed January 2024



- ▲ Iron Pin Found #5 Rebar
- ▲ Iron Pin Found capped Branner
- Iron Pin Found capped Kinnison
- Iron Pin Set capped Newman
- Stone Found
- ⊕ 1-inch OD Pipe Found

EMHT Survey 1981  
Highland Survey 2002

McKee 579-2046

Barker 548-2575  
EMHT Survey 1981

McKee 563-2568 (19.25 Ac.)  
Kinnison Survey 2019

Miller 551-2243

Newman Survey 2007  
Branner Survey 2018

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Benjamin J. Miller*  
DATE: *1/12/24*

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.