

OCT 09 2025

Tract 1  
5.984 Acres

Jill Davidson  
Athens County Auditor

Situate Ohio Company Purchase, Town 12, Range 15, Section 14, Fractions 1 and 7,  
York Township, Athens County, Ohio.

Being a portion of the lands deeded to: Ray Allan Maccombs, and Debra S. Maccombs.  
Official Record Book 547, pages 2041-2046.

Commencing at an iron pin set at the southeast corner of said Fraction 1;  
Thence N86°13'18"W 1687.88 feet to a point (passing an iron pin set at 1587.88 feet);  
Thence N86°13'18"W 572.23 feet to a point, said point being the point of beginning of the tract herein  
described;

- 1.) Thence N11°20'35"E 305.12 feet along a common boundary to the U.S.A. 547-2041 to an iron pin set;
- 2.) Thence N09°39'25"W 336.80 feet along said common boundary to an iron pin set;
- 3.) Thence S85°22'53"E 212.29 feet (passing an iron pin set at 182.29 feet) along a common boundary to  
Stalder 308-1826 to a point in the center of Matheny Road, Township Rd. 269;
- 4.) Thence S02°09'22"E 354.90 feet to a point in Township Rd. 269;
- 5.) Thence S04°50'20"W 60.00 feet to a point in Township Rd. 269;
- 6.) Thence S04°50'20"W 181.13 feet to a point in Township Rd. 269;
- 7.) Thence S07°01'31"W 159.62 feet to a point in Township Rd. 269;
- 8.) Thence S08°43'29"W 345.12 feet to a point in Township Rd. 269;
- 9.) Thence S07°46'50"W 169.76 feet to a point in Township Rd. 269;
- 10.) Thence N84°27'35"W 239.85 feet (passing an iron pin set at  
40.26 feet) along a common boundary to U.S.A. 283-415 to an iron pin set;
- 11.) Thence N11°20'35"E 637.87 feet along said common boundary to the point of beginning containing  
a total of 5.984 acres.

Acreages of 3.256 acres in Fraction 7

Acreages of 2.728 acres in Fraction 1

Plat of Survey 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 October 6, 2025.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/9/25

Tract 2  
9.425 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Section 14, Fractions 1 and 7,  
York Township, Athens County, Ohio.

Being a portion of the lands deeded to: Ray Allan Maccombs, and Debra S. Maccombs.  
Official Record Book 547, pages 2041-2041.

Commencing at an iron pin set at the southeast corner of said Fraction 1;  
Thence N86°13'18"W 1687.88 feet to a point (passing an iron pin set at 1587.88 feet), and said point  
being the point of beginning of the tract herein described;

- 1.) Thence S02°49'20"W 830.79 feet along a common boundary to Cain 544-2549 to an axle found;
- 2.) Thence N83°40'33"W 442.75 feet (passing an iron pin set at 352.66 feet) to a railroad spike set in  
Matheny Road, Township Rd. 269;
- 3.) Thence N07°46'50"E 171.73 feet to a point in Township Rd. 269;
- 4.) Thence N07°46'50"E 169.76 feet to a point in Township Rd. 269;
- 5.) Thence N08°43'29"E 345.12 feet to a point in Township Rd. 269;
- 6.) Thence N07°01'31"E 159.62 feet to a point in Township Rd. 269;
- 7.) Thence N04°50'20"E 181.13 feet to a point in Township RD. 269;
- 8.) Thence S86°24'59"E 358.87 feet (passing an iron pin set at 30.00 feet) over the lands of the parent  
tract to an iron pin set;
- 9.) Thence S02°49'14"W 215.20 feet along a common boundary to Osborne 540-1144 to the point of  
beginning containing a total of 9.425 acres.

Acreages of 7.636 acres in Fraction 7

Acreages of 1.789 acres in Fraction 1

Plat of Survey attached herewith and made a part thereof.

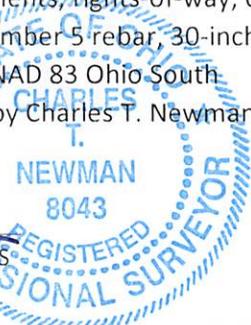
Subject to all easements, rights-of-way, covenants, and agreements of record.

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Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 6, 2025.

  
Charles T. Newman PS  
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ENGINEER'S OFFICE  
BY:   
DATE: 10/9/25

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

OCT 09 2025

Jill Davidson  
Athens County Auditor

Tract 3  
5.018 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Section 14, Fraction 1,  
York Township, Athens County, Ohio.

Being a portion of the lands deeded to: Ray Allan Maccombs, and Debra S. Maccombs,  
Official Record Book 547, pages 2041-2046.

Commencing at an iron pin set at the southeast corner of said Fraction 1;

Thence N86°13'18"W 1687.88 feet to a point (passing an iron pin set at 1587.88 feet);

Thence N02°49'14"E 215.20 feet to an iron pin set at the point of beginning of the tract herein  
described;

- 1.) Thence N86°24'59"W 358.87 feet (passing an iron pin set at 328.87 feet) to a point in Matheny Road,  
Township Rd. 269;
- 2.) Thence N04°50'20"E 60.00 feet to a point in Township Rd. 269;
- 3.) Thence N02°09'22"W 354.90 feet to a point in Township Rd. 269;
- 4.) Thence N02°09'22"W 85.10 feet to a point in Township Rd. 269;
- 5.) Thence along a curve to the right having a radius of 427.05 feet, curve length of 125.25 feet, chord  
bearing and distance of N06°13'24"E 124.80 feet to a point in Township Rd. 269;
- 6.) Thence S72°57'09"E 445.67 feet over the lands of the parent parcel (passing iron pins set at 78.00  
feet and at 393.73 feet) to an iron pin set;
- 7.) Thence S42°14'20"W 70.07 feet along a common boundary to Osborne 540-1144 to an iron pin set;
- 8.) Thence S02°49'23"W 464.00 feet along said common boundary to the point of beginning containing a  
total of 5.018 acres.

Plat of Survey attached herewith and made a part thereof.

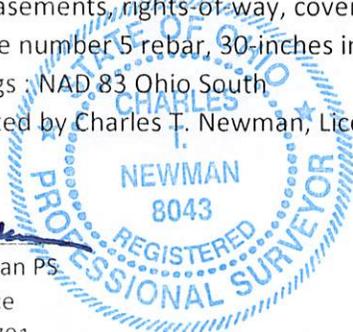
Subject to all easements, rights of way, covenants, and agreements of record.

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 October 6, 2025.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 10/9/25

Legal Description Pre-Approval  
**APPROVED**  
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OCT 09 2025

Jill Davidson  
Athens County Auditor

Tract 4  
5.014 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Sections 14&15, Fraction 1,  
York Township, Athens County, Ohio.

Being a portion of the lands deeded to: Ray Allan Maccombs, and Debra S. Maccombs,  
Official Record Book 547, pages 2041-2046.

Commencing at an iron pin set at the southeast corner of said Fraction 1;  
Thence N86°13'18"W 1687.88 feet to a point (passing an iron pin set at 1587.88 feet);  
Thence N02°49'14"E 215.20 feet to an iron pin set;  
Thence N02°49'23"E 464.00 feet to an iron pin set;  
Thence N42°14'20"E 70.07 feet to an iron pin set at the point of beginning of the tract herein described;  
1.) Thence N72°57'09"W 445.67 feet (passing iron pins set at 51.94 feet and at 367.67 feet) to a point in  
Matheny Road, Township Rd. 269;  
2.) Thence along a curve to the right having a radius of 427.05 feet, curve length of 143.15 feet, chord  
bearing and distance of N24°18'31"E 142.48 feet to a point in Township Rd. 269;  
3.) Thence N34°04'18"E 416.12 feet to a point in Township Rd. 269;  
4.) Thence along a curve to the right having a radius of 541.78 feet, curve length of 74.67 feet, and a  
chord bearing and distance of N38°00'47"E 74.61 feet to a point in Township Rd. 269;  
4.) Thence S32°28'48"E 530.21 feet (passing iron pins set at 30.00 feet and at 408.33 feet) over the lands  
of the parent parcel to an iron pin set;  
5.) Thence S42°10'55"W 292.43 feet along a common boundary to Osborne 540-1144 to the point of  
beginning containing a total of 5.014 acres.

Plat of Survey attached herewith and made a part thereof.

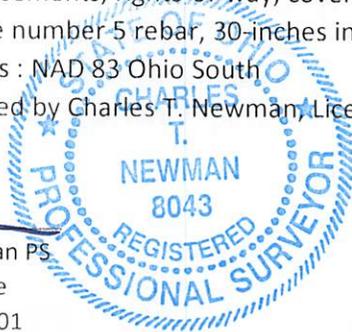
Subject to all easements, rights-of-way, covenants, and agreements of record.

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 October 6, 2025.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 10/9/25

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

OCT 09 2025

Jill Davidson  
Athens County Auditor

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

Tract 5  
5.012 Acres

OCT 09 2025

Jill Davidson  
Athens County Auditor

Situate Ohio Company Purchase, Town 12, Range 15, Section 15, Fraction 1,  
York Township, Athens County, Ohio.

Being a portion of the lands deeded to: Ray Allan Maccombs, and Debra S. Maccombs,  
Official Record Book 547, pages 2041-2046.

Commencing at an iron pin set at the southeast corner of said Fraction 1;  
Thence N86°13'18"W 1687.88 feet to a point (passing an iron pin set at 1587.88 feet);  
Thence N02°49'14"E 215.20 feet to an iron pin set;  
Thence N02°49'23"E 464.00 feet to an iron pin set;  
Thence N42°14'20"E 70.07 feet to an iron pin set;  
Thence N42°10'55"E 292.43 feet to an iron pin set at the point of beginning of the tract herein  
described;  
1.) Thence N32°28'48"W 530.21 feet (passing iron pins set at 121.88 feet and at 500.21 feet) over the  
lands of the parent parcel to a point in Matheny Road, Township Rd. 269;  
2.) Thence along a curve to the right having a radius of 541.78 feet, curve length of 349.37 feet, and a  
chord bearing and distance of N60°25'35"E 343.34 feet to a point in Township Rd. 269;  
3.) Thence N78°54'00"E 191.14 feet to a point in Township Rd. 269;  
4.) Thence S16°50'11"E 350.92 feet (passing a number 3 rebar found at 10.76 feet) along a common  
boundary to Maccombs 625-2004 to an iron pin set;  
5.) Thence N86°46'40"W 20.89 feet along a common boundary to Osborne 540-1144 to a number 3  
rebar found;  
6.) Thence S41°40'22"W 235.73 feet along said common boundary to an iron pin set;  
7.) Thence S41°19'20"W 190.07 feet along said common boundary to the point of beginning containing a  
total of 5.012 acres.

Plat of Survey attached herewith and made a part thereof.

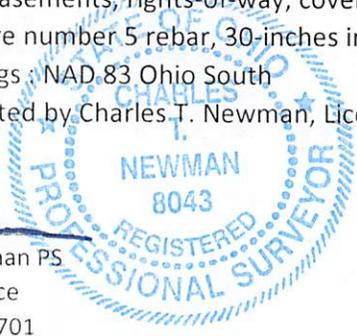
Subject to all easements, rights-of-way, covenants, and agreements of record.

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 October 6, 2025.

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



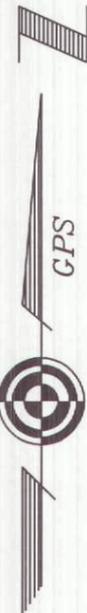
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/9/25

740-594-1884  
740-591-5269

66 Elmwood Place  
Athens, Ohio 45701

C. TIM NEWMAN  
Professional Surveyor



Plat of Survey of Five Tracts  
Situating Ohio Company Purchase, Town 12, Range 15, Sections 14&15, (Fractions 1 and 7),  
York Township, Athens County, Ohio.  
Being the entirety of the lands deeded to:  
Ray Allan Maccombs, and Debra S. Maccombs,  
Official Record Book 547, pages 2041-2046.

Basis of Bearings: NAD83 Ohio South

Prior Surveys and Deeds reviewed as noted on Plat

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°09'22"E	354.90'
L2	S04°50'20"W	60.00'
L3	S04°50'20"W	181.13'
L4	S07°01'31"W	159.62'
L5	S08°43'29"W	345.12'
L6	S07°46'50"W	169.76'
L7	N07°46'50"E	171.73'
L8	N02°09'22"W	85.10'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DISTANCE
C1	427.05'	125.25'	N 06°13'24" E	124.80'
C2	427.05'	143.15'	N 24°18'31" E	142.48'
C3	541.78'	74.67'	N 38°00'47" E	74.61'
C4	541.78'	349.37'	N 60°25'35" E	343.34'



Charles T. Newman  
Surveyed Oct. 2025

Southwest  
Corner  
Fraction 1

2148.42' deed

Cannon Survey 2017

973.71'

5.984 ACRES  
Tract 1

9.425 ACRES  
Tract 2

Galvin Survey 1967  
5.018 ACRES  
Tract 3

Cain  
544-2549

Osborne  
540-1144  
Newman Survey 2017

Maccombs  
625-2004

U.S.A.  
283-415

U.S.A 283-415

Matheny Road T-269

Seymour Survey 2007  
Iron Pin Found  
N 54°34'47" W 29.31'

N512458.3  
E2050189.9

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brandon Hillman*  
DATE: 10/9/25

U.S.A.  
283-415

Newlun  
308-1824



GRAPHIC SCALE

( IN FEET )  
1 inch = 300 ft.

R.L. 610  
FRAC 12  
R.L. 609  
46  
Enterprise  
47  
R.L. 609  
R.I. 608  
R.L. 608

FRAC 7  
FRAC 1  
Section 8