

42.084 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Section 26, York Township, Athens County, Ohio.
Being a new tract of land created from a portion of the lands deeded to:
Scioto Land Company LLC, Official Record Book 574, pages 1618-1628.

Commencing at a stone found at the southwest corner of said Section 26;
Thence N05°02'53"E 3726.54 feet to a stone found at the point of beginning of the tract herein described;

- 1.) Thence N05°02'53"E 416.27 feet along a common boundary to McClain 315-2563, and McClain 288-532 to an iron pin found capped SAM;
- 2.) Thence N81°53'43"E 39.71 feet along a common boundary to McClain 391-1254 to an iron pin found capped Hagan;
- 3.) Thence N15°38'03"E 169.91 feet to a #5 rebar found;
- 4.) Thence N76°11'28"W 70.71 feet to an iron pin found capped SAM;
- 5.) Thence N05°02'53"E 234.09 feet to a railroad spike found in the center of Connett Road, County Rd. 2, (passing a #5 rebar found at 178.64 feet);
- 6.) Thence N55°11'59"E 45.33 feet to a Mag Nail found in the center of County Rd. 2;
- 7.) Thence N60°53'06"E 110.52 feet to a Mag Nail found in the center of County Rd. 2;
- 8.) Thence N64°18'31"E 132.88 feet to a Mag Nail found in the center of County Rd. 2;
- 9.) Thence N66°56'27"E 96.21 feet to a Mag Nail found in the center of County Rd. 2;
- 10.) Thence N71°22'45"E 89.13 feet to a Mag Nail found in the center of County Rd. 2;
- 11.) Thence N74°26'46"E 57.81 feet to a Mag Nail found in the center of County Rd. 2 at the intersection of Township Rd. 237;
- 12.) Thence N76°37'04"E 103.71 feet to a point in the center of County Rd. 2;
- 13.) Thence N80°35'21"E 123.38 feet to a point in the center of County Rd. 2;
- 14.) Thence N84°33'21"E 118.29 feet to a point in the center of County Rd. 2;
- 15.) Thence S89°33'23"E 155.78 feet to a point in the center of County Rd. 2;
- 16.) Thence S88°59'14"E 333.29 feet to a point in the center of County Rd. 2;
- 17.) Thence N76°45'13"E 135.48 feet to a point in the center of County Rd. 2;
- 18.) Thence N67°31'03"E 118.75 feet to a point in the center of County Rd. 2;
- 19.) Thence N62°41'04"E 101.78 feet to a point in the center of County Rd. 2;
- 20.) Thence S27°18'56"E 76.48 feet, (passing an iron pin set at 30.00 feet) along a common boundary to Raymond 509-1862 to a steel signpost;
- 21.) Thence S21°07'35"W 234.30 feet to an iron pin found capped SAM;
- 22.) Thence S05°52'15"E 473.22 feet to an iron pin found capped SAM positioned on highwall slope;
- 23.) Thence S02°42'40"W 233.86 feet to a #5 rebar found positioned on highwall slope;
- 24.) Thence S17°13'53"W 269.30 feet to a #5 rebar found;
- 25.) Thence S01°49'06"W 77.22 feet to a stone found;
- 26.) Thence N86°26'29"W 1626.19 feet, (passing #5 rebar found at 621.92 feet) along a common boundary to Raymond 509-1862, and McClain 504-897 to the point of beginning containing a total of 42.084 acres.


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

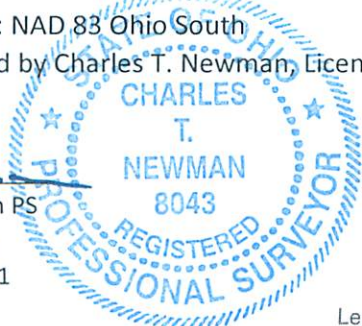
Subject to all easements, rights-of-way, covenants and agreements of record.

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 December 29, 2022.



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



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

DEC 30 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/30/22

740-594-1884
740-591-5269

Professional Surveyor

C. TIM NEWMAN

66 Elmwood Place
Athens, Ohio 45701



Charles T. Newman
Surveyed December 2022

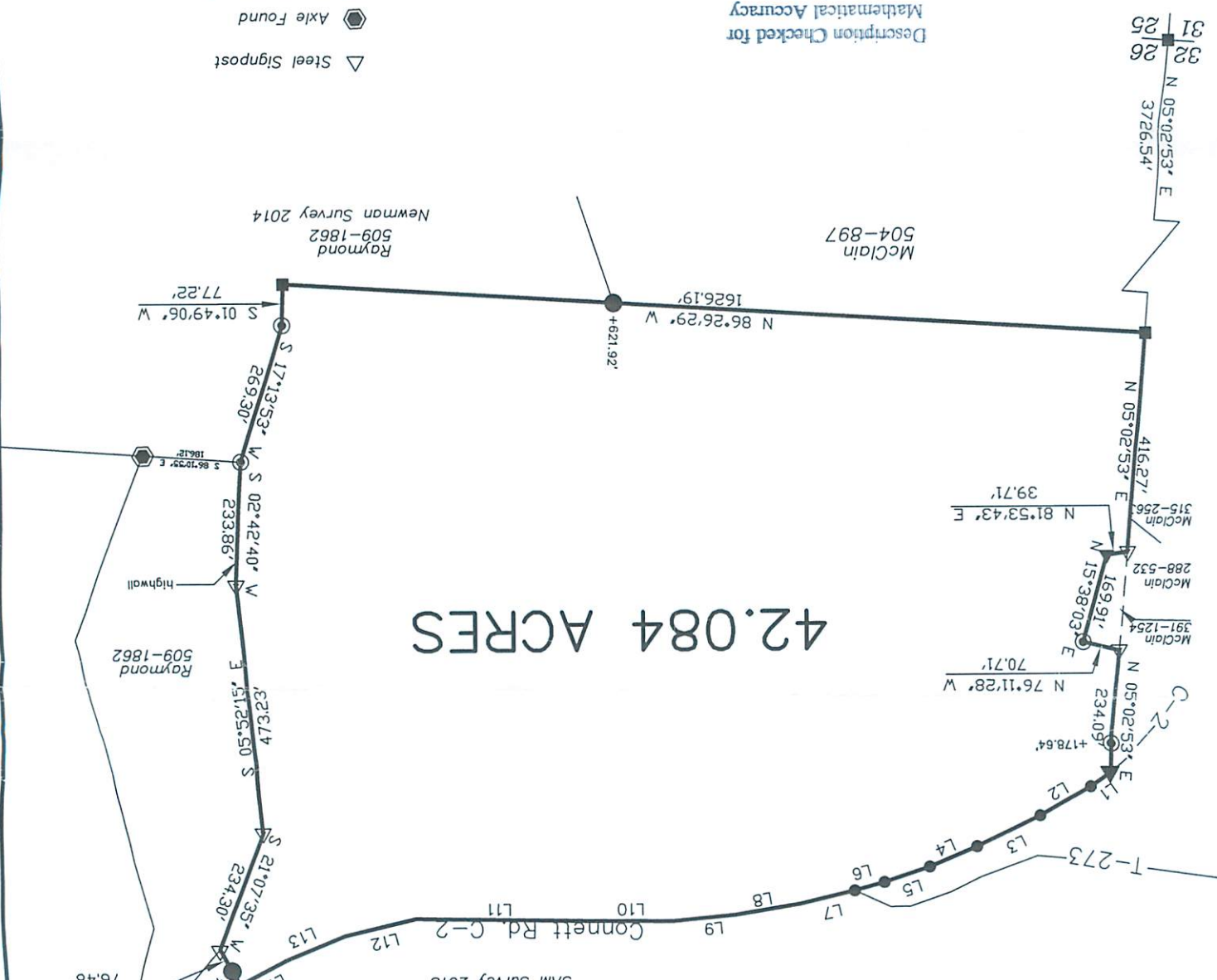
Plat of Survey of 42.084 Acres
Situate Ohio Company Purchase, Town 12, Range 15, Section 26,
York Township, Athens County, Ohio.
Being a portion of the lands deeded to Scioto Land Company LLC,
Official Record Book 574, pages 1618-1628.

Prior Surveys and Deeds used as noted on Plat
Basis of Bearings: NAD 83 Ohio South



LINE	BEARING	LENGTH
L1	N55°11'59"E	45.33'
L2	N60°53'06"E	110.52'
L3	N64°18'31"E	132.88'
L4	N66°56'27"E	96.21'
L5	N71°22'45"E	89.13'
L6	N74°26'46"E	57.81'
L7	N76°37'04"E	103.71'
L8	N80°35'21"E	123.38'
L9	N84°33'21"E	118.29'
L10	S89°33'23"E	155.78'
L11	S88°59'14"E	333.29'
L12	N76°45'13"E	135.48'
L13	N67°31'03"E	118.75'
L14	N62°41'04"E	101.78'

42.084 ACRES



- ▽ Steel Signpost
- ⬡ Axle Found
- Mag Nail Found
- ▽ Iron Pin Found capped "SAM"
- ▽ Railroad Spike Found
- Iron Pin Set capped "NEWMAN 8043"
- ▽ Iron Pin Found capped "Hagan"
- ⊙ Iron Pin Found #5 Rebar
- Notched Stone Found

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/30/22

GRAPHIC SCALE

