

5.00 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 12, Range 15, Section 27, Fraction 26, York Township, Athens County, Ohio, and being a part of the lands deeded to Timothy K. Colwell and recorded in Official Record Book 295, pages 2333-2334 as parcel P010010017800, and being further surveyed and described as follows:

Commencing at an iron pin found of number 5 rebar at the southwest corner of said Fraction 26;  
Thence N04°06'04"E 120.24 feet to a point in the center of Connet Road, County Road 2;  
Thence N04°06'04"E 301.72 feet to an iron pin found capped Kinnison at the intersection of the west line of Fraction 26 and the east right-of-way of Collison Road, County Rd. 446, at the point of beginning of the tract herein described (passing an iron pin found at 42.32 feet);

- 1.) Thence N04°06'04"E 919.04 feet to a point in County Road 446;
- 2.) Thence S85°23'58"E 250.00 feet over the lands of Colwell 295-2333 to an iron pin set, (passing an iron pin set at 20.00 feet);
- 3.) Thence S04°36'53"W 851.45 feet over said parent tract to an iron pin set;
- 4.) Thence S78°59'19"W 251.04 feet over said parent tract to the point of beginning containing a total of 5.00 acres.

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


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

All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south line of Fraction 26.


A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 25, 2021.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 6/4/21

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

JUN 09 2021

Jill Thompson  
Athens County Auditor

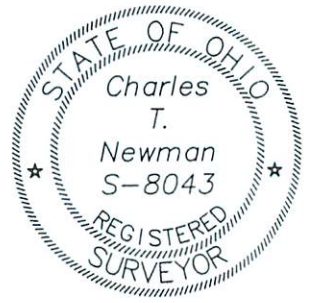
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 5.00 Acres  
Being from lands deeded to Timothy K. Colwell  
Official Reord Book 295, pages 2333-2334.  
Situat Ohio Company Purchase, Town 12, Range 15, Section 27, Fraction 26,  
York Township, Athens County, Ohio.



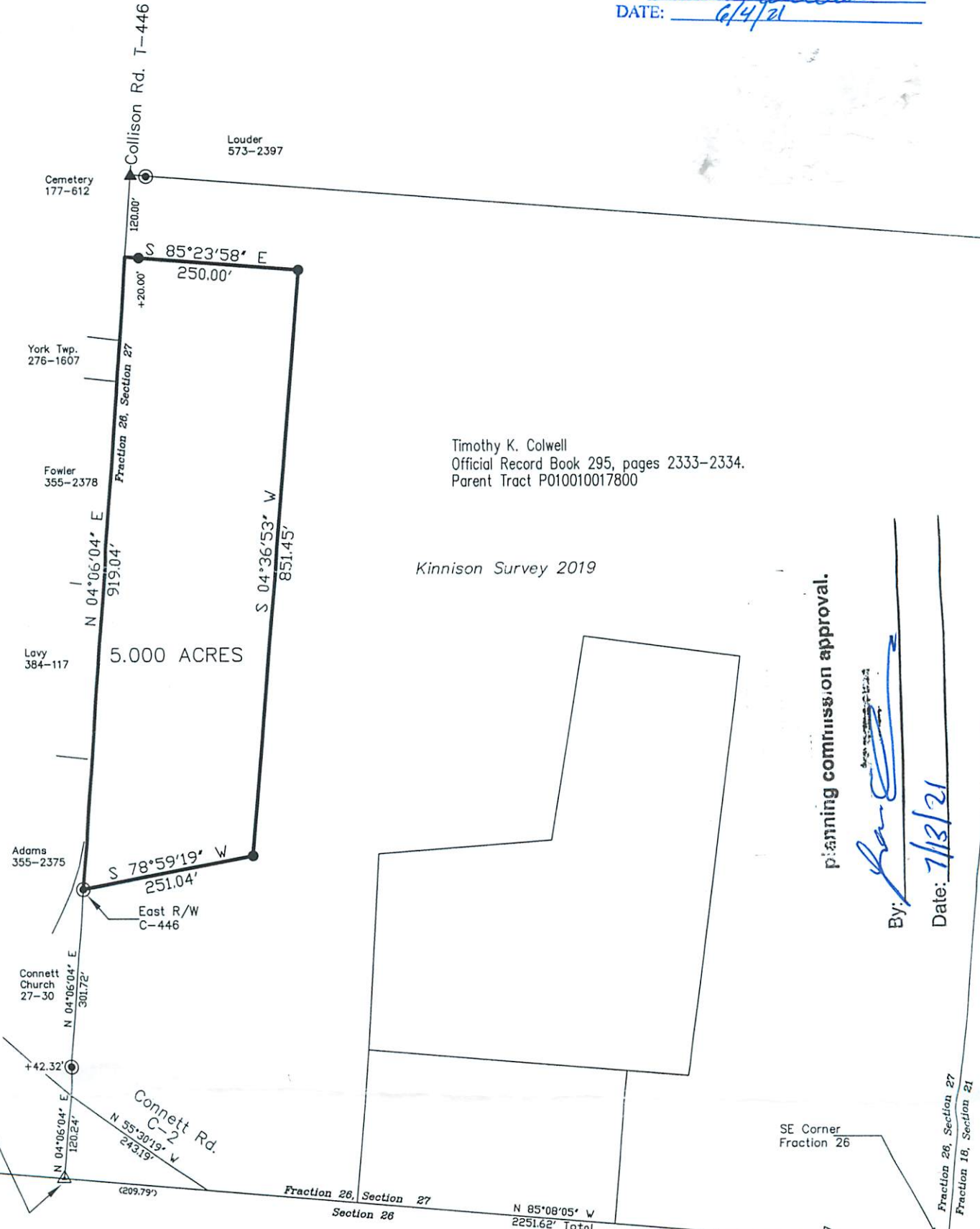
*Charles T. Newman*  
Charles T. Newman  
Surveyed 5/25/2021

Basis of Bearings:  
Denoted south line of Fraction 26  
A True Meridian has NOT been determined

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert J. Williams*  
DATE: 6/4/21

Prior Survey



Timothy K. Colwell  
Official Record Book 295, pages 2333-2334.  
Parent Tract P010010017800

Kinnison Survey 2019

planning commiss.on approval.

By: *[Signature]*  
Date: 7/13/21

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

- ▲ Mag Nail Found
- Iron Pin Found capped Kinnison
- Iron Pin Set capped NEWMAN
- △ #5 Rebar Found