

1.035 Acres

Situate Ohio Company Purchase, Town 10, Range 15, Section 2, Lee Township, Athens County, Village of Albany, Ohio.

Being part of a parcel deeded to Regan V. Arnold and Teri Arnold, Official Record Book 572, pages 40-41.

Commencing at a point at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 2 of Lee Township;

Thence N85°27'52"W 526.69 feet to a point;

Thence S05°28'45"W 523.49 feet to an iron pin found capped Newman, passing an iron pin found capped Swoyer at 423.27 feet;

Thence S05°28'45"W 128.04 feet to an iron pin found capped Swoyer;

Thence S05°28'45"W 250.95 feet to an iron pin found capped Swoyer at the point of beginning of the tract herein described;

- 1.) Thence S84°31'15"E 186.55 feet over the lands of Arnold 572-40 to an iron pin set, passing an iron pin set at 20.00 feet;
- 2.) Thence S05°28'41"W 121.90 feet along a common boundary to Arnold 28-93 to an iron pin found capped Branner;
- 3.) Thence N84°31'15"W 99.95 feet along a common boundary to Cook 521-1528 to an iron pin found capped Branner;
- 4.) Thence S05°32'47"W 220.40 feet to an iron pin found capped Branner;
- 5.) Thence S00°41'10"W 28.95 feet to a point in the center of State Route 681;
- 6.) Thence S84°26'20"W 90.44 feet to a point in the center of State Route 681;
- 7.) Thence N05°28'45"E 388.47 feet, passing a 2-inch diameter pipe at 28.40 feet along a common boundary to Cottrill 554-1126 to the point of beginning containing a total of 1.035 acres.

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

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

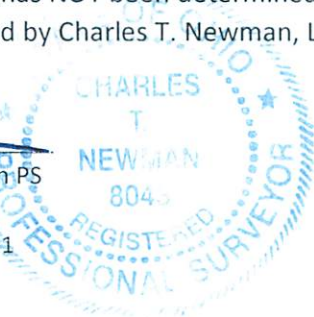
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : Previous surveys as denoted on Survey Plat as the east line of said Section 2.


A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 6, 2022.


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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 6/10/22

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

JUN 10 2022

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 (2) Tracts of 0.115 Acres and 1.035 Acres.
Situated Ohio Company Purchase, Town 10, Range 15, Section 2,
Lee Township, Athens County, Village of Albany, Ohio.
Being deeded to: Regan V. Arnold and Teri Arnold,
Official Record Book 572, pages 40-41.

Prior Surveys and Deeds used as noted on Plat

Basis of Bearings:
Prior Survey being the denoted east line of Section 2
A True Meridian has NOT been determined

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°31'15"E	20.00'
L2	S05°28'45"W	250.95'
L3	N84°31'15"W	20.00'
L4	N05°28'45"E	250.95'
L5	S00°41'10"W	28.95'

*Neal Reynolds - approved by
Planning Comm. Chair 7/6/22*

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

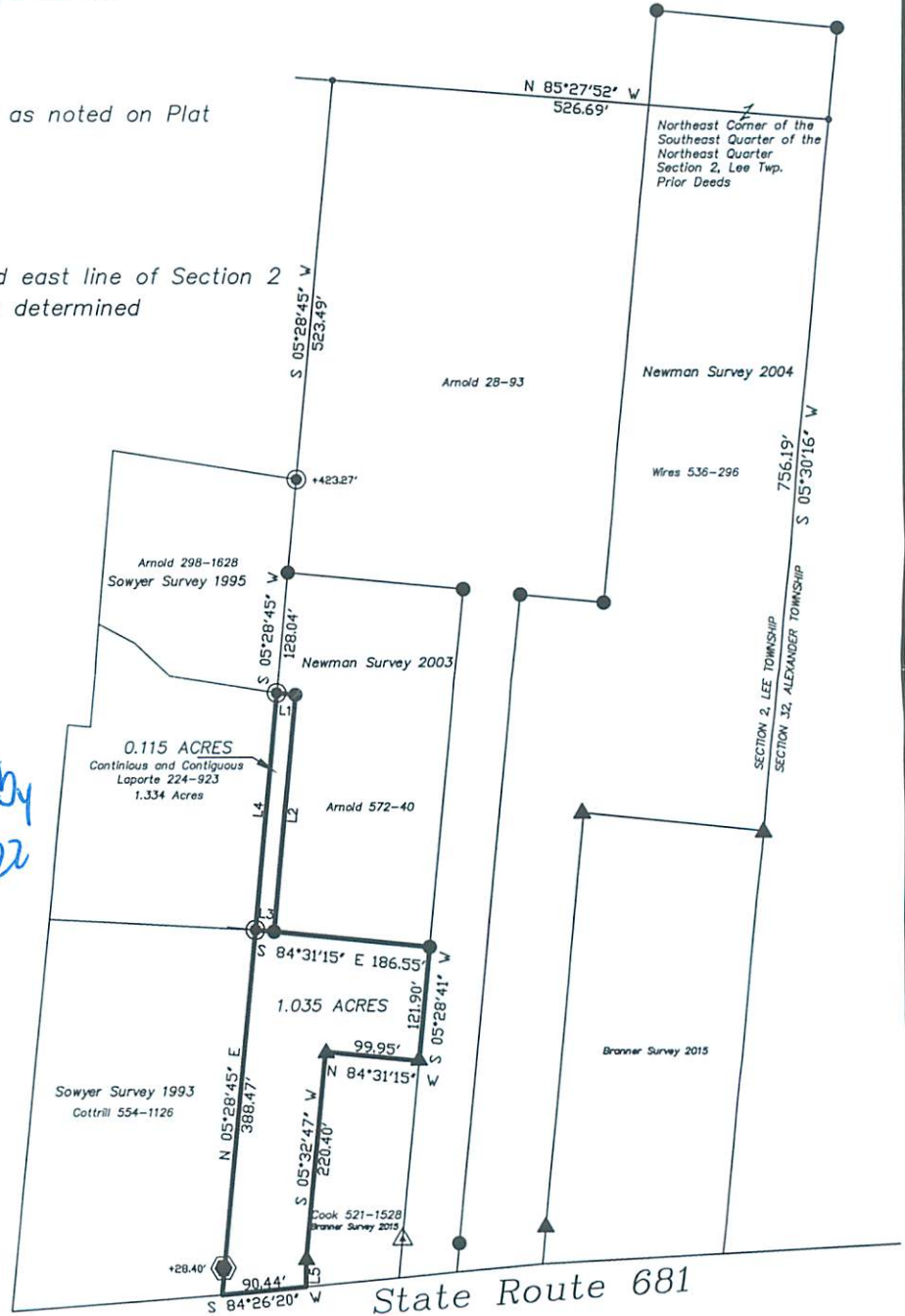
BY: *Perennial*
DATE: *6/10/22*

- Survey Point
- ▲ Iron Pin Found capped Branner
- ⊙ Iron Pin Found capped Swoyer
- Iron Pin Set capped NEWMAN
- ⬡ 2-inch diameter pipe found
- △ #5 Rebar Found

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Charles T. Newman
Charles T. Newman
Surveyed June 2022

