

0.184 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 8, Range 14, Fraction 4, Pruden's No. 95, Auditor's Section 17, Alexander Township, Athens County, Ohio and being more fully described as follows:

Being deeded to Max A. French and Larry G. French of Official Record Book 532, pages 180-189 and being all of Tract 4 of said deed.

Parcel B010010050300

Commencing at an iron pin set at the southwest corner of said Farm Lot 4;

Thence S85°59'25"E 1316.21 feet to a point;

Thence N03°56'06"E 103.45 feet to a point in the center of Fisher Rd., County Road 17;

Thence N61°24'22"W 768.31 feet to a point in the center of Fisher Rd., County Road 17 and being the point of beginning of the parcel herein described;

1.) Thence N61°24'22"W 25.00 feet to a point in the center of said County Road 17;

2.) Thence N25°07'38"E 321.80 feet along a common boundary to French 532-180 and French 483-101 to an iron pin found, passing an iron pin found at 21.47 feet;

3.) Thence S60°13'06"E 25.04 feet along a common boundary to French 532-180 Tract 4 and French 532-180 Tract 5 to an iron pin set;

4.) Thence S25°07'38"W 321.28 feet, passing an iron pin set at 299.48 feet along a common boundary to French 532-180 Tract 3 and French 483-101 Tract 4 to the point of beginning containing a total of 0.184 acres.


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

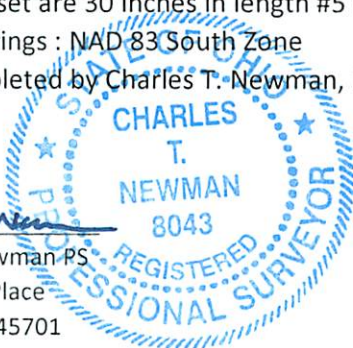
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

Basis of bearings : NAD 83 South Zone

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 26, 2020.

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



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

OCT 29 2020

Jill Thompson  
Athens County Auditor

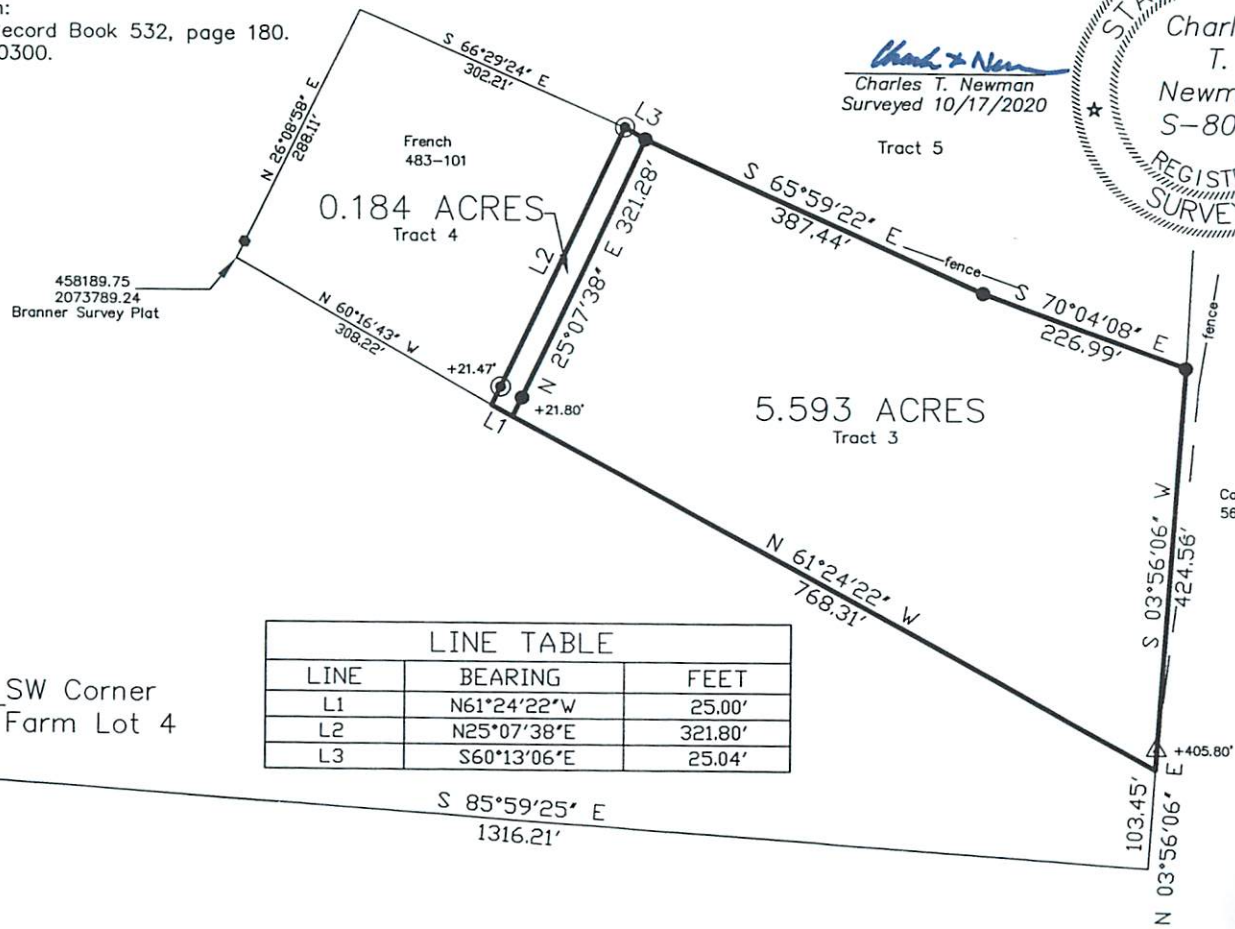
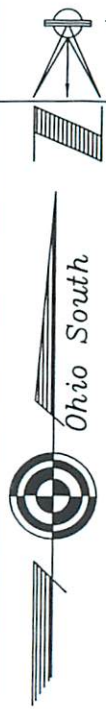
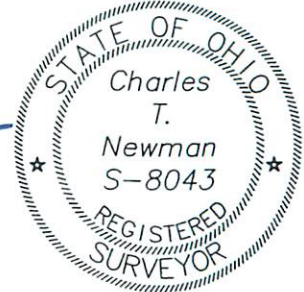
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 5.593 Acres and 0.184 Acres.  
Situating Ohio Company Purchase, Town 8, Range 14, Fraction 4, Pruden's No. 95,  
Auditor's Section 17, Alexander Township, Athens County, Ohio.  
Deeded to Max A. French and Larry G. French:  
Being all of Tract 3 and Tract 4 of Official Record Book 532, page 180.  
Parcel B010010050200 and Parcel B010010050300.



- Iron Pin Found # 3 Rebar
- ▲ Iron Pipe Found 1" OD
- ▲ Iron Pin Found capped Swoyer 6765
- ⊙ Iron Pin Found capped Branner 6805
- Iron Pin Set capped NEWMAN 8043

LINE TABLE		
LINE	BEARING	FEET
L1	N61°24'22"W	25.00'
L2	N25°07'38"E	321.80'
L3	S60°13'06"E	25.04'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Bertram Williams  
DATE: 10/29/20

