

7.033 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 4, Pruden's Lot No. 108, Auditor's Section 19, Alexander Township, Athens County, Ohio. Being all the lands deeded to Scott Thew, Official Record Book 568, pages 337-339, parcel B010010070005, and along with part of the lands deeded to Deirdre Thew, Official Record Book 568, pages 334-336, parent parcel B0100100700006.

Commencing at a point at the northeast corner of said Lease Lot 4; Thence N88°34'39"W 646.05 feet (deed) to a point in the center of Pearl Wood Road, County Rd. 97, and being the point of beginning of the tract herein described;

- 1.) Thence S14°50'45"E 218.11 feet to a point in the center of County Road 97;
- 2.) Thence S15°34'48"E 84.80 feet to a point in the center of County Road 97;
- 3.) Thence S15°34'48"E 177.00 feet to a point in the center of County Road 97;
- 4.) Thence S15°28'42"E 94.02 feet to a point in the center of County Road 97;
- 5.) Thence S80°03'39"W 706.90 feet to an iron pin found capped Claus, (passing an iron pin found capped Claus at 127.00 feet)along a common boundary to Adams 517-2606;
- 6.) Thence N11°03'27"W 357.62 feet along a common boundary to Kleynhans 556-325 to an iron pin found capped Claus;
- 7.) Thence N87°20'32"E 358.10 feet along a common boundary to Thew 568-334 to a point in a creek, referencing an iron pin found capped Kennison N87°20'32"E 27.16 feet;
- 8.) Thence N01°24'25"E 314.30 feet over the lands of Thew 568-334 to a point in the creek;
- 9.) Thence S88°34'39"E 248.24 feet along a common boundary to Thew 159-602 to the point of beginning, passing an iron pin found capped Kennison at 18.35 feet, passing an iron pin found capped Swoyer at 234.15 feet, and containing a total of 7.033 acres.

Acreages of 2.03 acres are from parcel B010010070006.

Acreages of 5.003 acres are from and being all of parcel B010010070005.

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


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

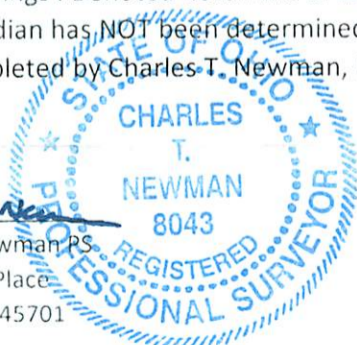
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted north line of Lease Lot 4, Pruden's No. 108.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 17, 2021.


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




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

MAY 21 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/21/21

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

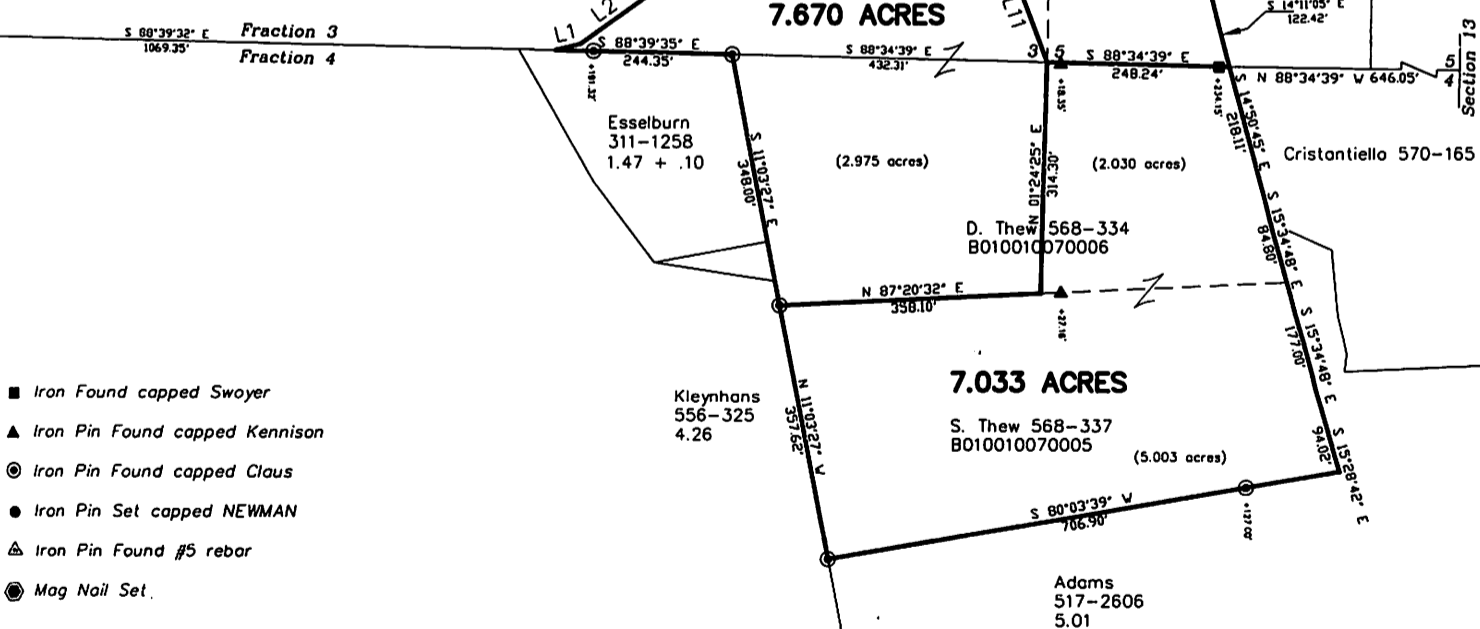
740-594-1884
FAX 740-594-9413

Plat of Survey of (3) Tracts
Situating Ohio Company Purchase, Town 8, Range 14, Lease Lot 3, Pruden's No. 111, Lease Lot 4, Pruden's No. 108,
and Lease Lot 5, Pruden's No. 110, Auditor's Section 19, Alexander Township, Athens County, Ohio.
Being all of the lands deeded to:
Scott Thew and Deidre Dian Thew, Official Record 159, pages 602-604.
Deirdre Thew, Official Record Book 568, pages 334-336.
Scott Thew, Official Record Book 568, pages 337-339.



Basis of Bearings:
Denoted north line of Lease Lot 4
A True Meridian has NOT been determined

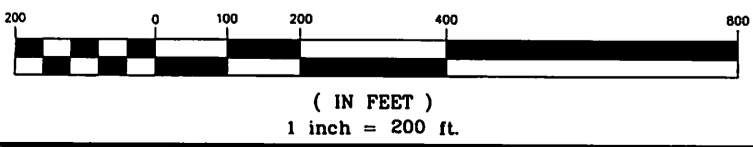
LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°11'06"E	36.11'
L2	N54°41'46"E	108.24'
L3	N24°37'51"E	69.60'
L4	N19°20'55"E	116.41'
L5	N34°44'52"E	76.13'
L6	N50°53'59"E	201.83'
L7	N47°51'27"E	262.92'
L8	S01°57'44"E	281.46'
L9	S03°40'35"E	74.42'
L10	S10°22'25"E	132.99'
L11	S20°21'05"E	149.97'



- Iron Found capped Swoyer
- ▲ Iron Pin Found capped Kennison
- ⊙ Iron Pin Found capped Claus
- Iron Pin Set capped NEWMAN
- △ Iron Pin Found #5 rebar
- ⊙ Mag Nail Set

planning commission approval

By: *[Signature]*
Date: 4/23/2021



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 5/21/21