

FEB 23 2023

53.588 Acres

Jill Thompson
Athens County Auditor

Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 3 (Prudens No. 166) & Lease Lot 4 (Prudens No. 165), Section 30, Alexander Township, Athens County, Ohio. Being lands deeded to: Esther Jack R. Claxton and Shelia S. Claxton Trust, Official Record Book 442, pages 923-939.

Beginning at a notched stone found at the southwest corner of Lease Lot 2 of Section 30 of said Township;

- 1.) Thence S86°06'59"E 2457.70 feet along the boundary of Lease Lot 2 and Lease Lot 3, a common boundary to Full 543-412, and Lin 258-478 to an iron pin found capped Swoyer;
 - 2.) Thence S12°32'31"E 419.68 feet along a common boundary to ODOT 375-329 to a #5 rebar found;
 - 3.) Thence S23°32'11"W 320.74 feet along the west boundary of U.S. 50, ODOT R/W ATH-50-4.95 to an iron pin found capped Swoyer;
 - 4.) Thence N72°28'52"W 352.43 feet along a common boundary to MGC 223-631 to an iron pin found capped Swoyer;
 - 5.) Thence N83°55'10"W 221.71 feet to an iron pin found capped Swoyer;
 - 6.) Thence S67°18'43"W 708.71 feet to an iron pin found capped Swoyer;
 - 7.) Thence S04°04'12"W 1327.41 feet to a Railroad Spike found in the center of Township Rd. 30, Cameron Road, passing iron pins set at 641.83 feet, and at 1287.41 feet;
 - 8.) Thence S84°54'40"W 90.56 feet along the center of said road to a point;
 - 9.) Thence N04°03'32"E 1215.79 feet along a common boundary to Ryan 489-209 to a notched stone found, passing a #5 rebar found at 15.00 feet, and passing an iron pin set at 700.00 feet;
 - 10.) Thence N86°05'56"W 1173.14 feet to a #5 rebar found at the southwest corner of said Lease Lot 3, passing a #5 rebar found at 573.90 feet;
 - 11.) Thence N03°28'50"E 1055.46 feet along the west boundary of said Lease Lot 3, a common boundary to Full 543-412 to the point of beginning containing a total of 53.588 acres.
- Acreeages of 51.104 acres are in Lease Lot 3, and Acreeages of 2.484 acres are in Lease Lot 4. 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: Ohio State Plane Coordinate System, Ohio South Zone, NAD83. Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on February 20, 2023.



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bryant*
DATE: 2/23/23

Plat of Survey of (2) Tracts and being lands deeded to:
Jack R. Claxton and Shelia S. Claxton Trust,
Official Record Book 442, pages 923-939.
Situate Ohio Company Purchase, Town 8, Range 14, Lease Lot 3 (Prudens No. 166) & Lease Lot 4 (Prudens No. 165),
Section 30, Alexander Township, Athens County, Ohio.

Basis of Bearings: NAD83
Ohio State Plane Coordinate System
Ohio South Zone

GPS



Full 543-412

Full 543-412

Lin 258-478

53.588 ACRES

10.847 ACRES

Surveying References:
Prior Surveys used as noted on Plat
Record Deeds used as noted on Plat
Highway Plans as noted on Plat

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles T. Newman*
DATE: *2/23/23*

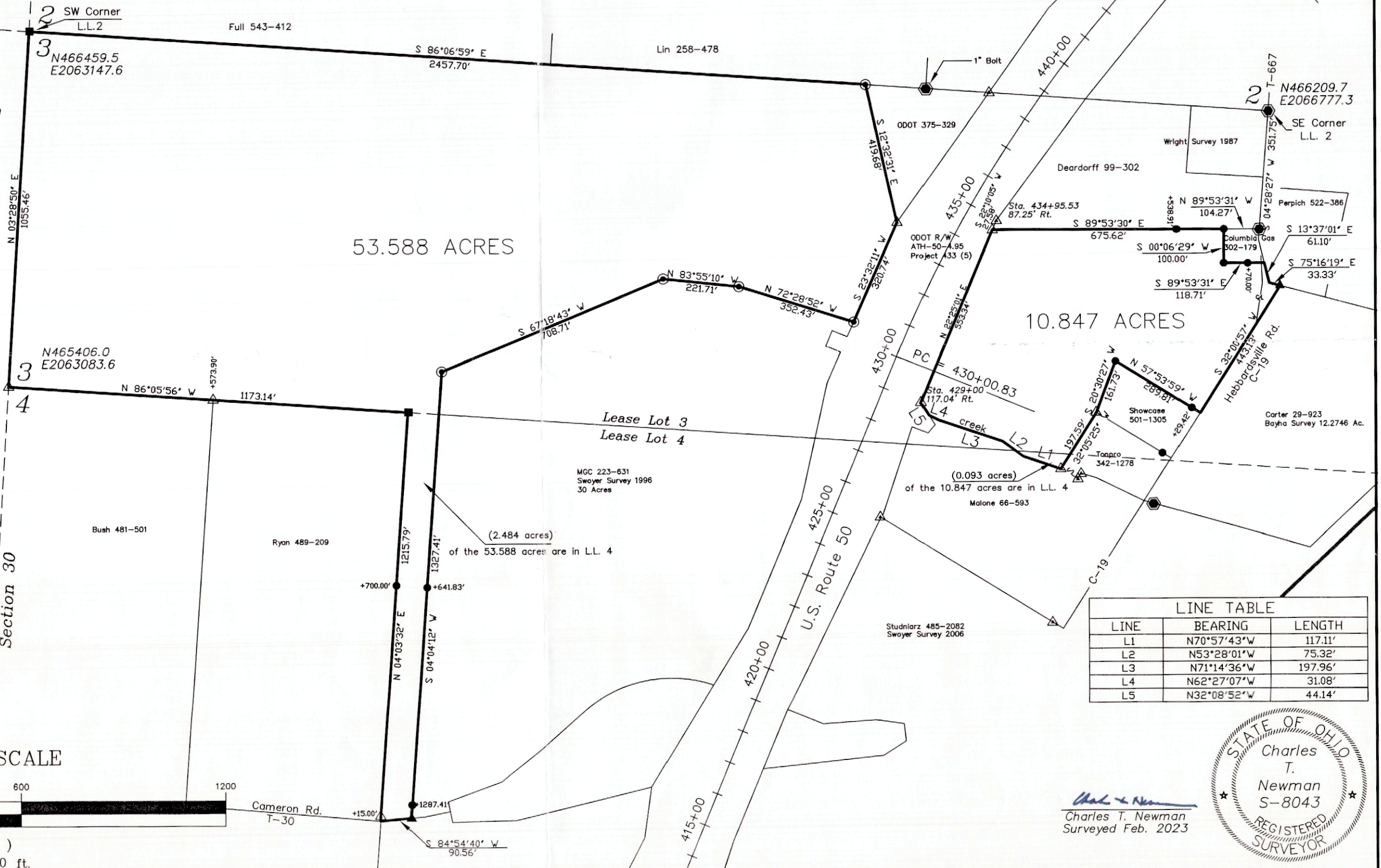
- ▲ Iron Pin Found #5 Rebar
- ▲ Railroad Spike Found
- Iron Pin Found capped Swoyer
- Iron Pin Set capped NEWMAN
- Stone Found
- Iron Pin Found 1-inch square

Section 36
Section 30

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°57'43"W	117.11'
L2	N53°28'01"W	75.32'
L3	N71°14'36"W	197.96'
L4	N62°27'07"W	31.08'
L5	N32°08'52"W	44.14'

