

6.581 Acres

Situate Ohio Company Purchase, Town 6, Range 13, Fractions 23 and 35, Ames Township, Sections 22 and 28, Athens County, Ohio.

Parent Parcels deeded to:

Jerry L. Dexter, OR 601-366, parcel C010010036500;
Ted Dexter, OR 598-2671, parcel C010010036700.

Commencing at an iron pin capped Branner at the northeast corner of said Fraction 35; Thence S03°02'34"W 1605.79 feet along the east boundary of Fraction 35 to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S87°23'33"E 292.73 feet over the lands of Dexter 601-366 to a point in Township Rd. 336, Bryson Road, passing an iron pin set at 272.73 feet;
- 2.) Thence S10°11'24"E 71.10 feet to a point in Township Road 336;
- 3.) Thence S01°29'29"E 54.42 feet to a point in Township Rd. 336;
- 4.) Thence S18°32'41"W 133.81 feet to a point in Township Rd. 336;
- 5.) Thence N87°23'33"W 1113.62 feet over the lands of Dexter 601-366, and Dexter 598-2671 to an iron pin set, passing an iron pin set at 20.00 feet;
- 6.) Thence N03°02'34"E 252.29 feet over the lands of Dexter 598-2671 to an iron pin set;
- 7.) Thence S87°23'33"E 836.08 feet continuing over said lands to the point of beginning containing a total of 6.581 acres.

Acreages of 4.842 acres are in Fraction 35, Section 28.

Acreages of 1.739 acres are in Fraction 23, Section 22.

An Ingress/Egress Easement twenty feet wide from the public road along an existing driveway to the above described 6.581 acres, and being 10 feet left and 10 feet right along the following (9) courses; Beginning at a railroad spike set at the intersection of an existing driveway and Township Rd. 336, and being N24°14'42"W 187.62 feet from the northeast corner of said 6.581 acres;

- 1.) Thence N89°29'48"W 189.22 feet to a point in the center of the existing driveway;
- 2.) Thence S78°24'38"W 51.80 feet to a point in the center of the existing driveway;
- 3.) Thence S72°27'58"W 29.98 feet to a point in the center of the existing driveway;
- 4.) Thence S60°12'06"W 30.93 feet to a point in the center of the existing driveway;
- 5.) Thence S45°11'32"W 109.37 feet to a point in the center of the existing driveway;
- 6.) Thence S73°32'17"W 70.00 feet to a point in the center of the existing driveway;
- 7.) Thence N85°07'27"W 283.36 feet to a point in the center of the existing driveway;
- 8.) Thence S86°14'58"W 48.39 feet to a point in the center of the existing driveway;
- 9.) Thence S75°10'21"W 77.76 feet to a railroad spike set in the center of the existing driveway and being the terminus of said easement.

Plat of Survey 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 : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 15, 2025.

Charles T. Newman PS 8043

66 Elmwood Place

Athens, Ohio 45701

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

JUL 17 2025

Jill Davidson
Athens County Auditor

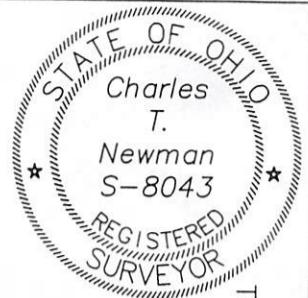
Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *Brandie E. Hall*
DATE: *7/17/25*

Plat of Survey of 6.581 Acres
Situate Ohio Company Purchase, Town 6, Range 13, Fraction 23&35,
Ames Township (Sections 22&28), Athens County, Ohio.
Parent parcels deeded to:
Jerry L. Dexter, OR 601-366, parcel C010010036500,
Ted Dexter, OR 598-2671, parcel C010010036700.



Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat

Charles Newman
Charles T. Newman
Surveyed July 2025

Petroff 535-1022

Petroff
535-1022

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

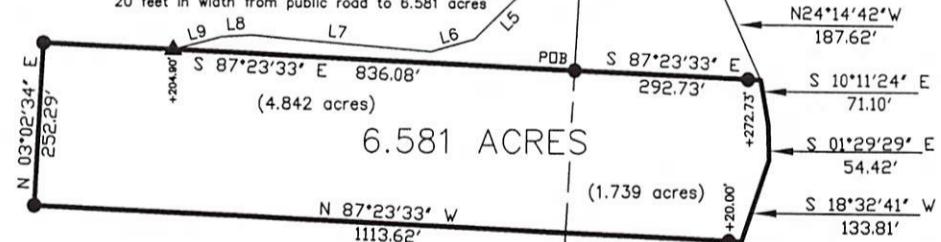
BY: *Brently J. Miller*
DATE: 7/17/25

Dexter 598-2671

McPherson
490-122

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'48"W	189.22'
L2	S78°24'38"W	51.80'
L3	S72°27'58"W	29.98'
L4	S60°12'06"W	30.93'
L5	S45°11'32"W	109.37'
L6	S73°32'17"W	70.00'
L7	N85°07'27"W	283.36'
L8	S86°14'58"W	48.39'
L9	S75°10'21"W	77.76'

Ingress/Egress Easement
20 feet in width from public road to 6.581 acres



McPherson
490-122

△ Railroad Spike Found

▲ Railroad Spike Set

● Iron Pin Found 5/8" rebar

● Iron Pin Set capped Newman

■ Stone Found

○ Iron Pin Found capped Branner

✗ Woven Wire

GRAPHIC SCALE

