

20.00 Acres

Situate Ohio Company Purchase, Town 6, Range 13, Section 36, Ames Township,
Athens County, Ohio.

Being a new tract created from part of the lands deeded to: Alberta L. Smith
Official Record Book 431, pages 2670-2672, Parent Parcel C030020000500.

Beginning at a 40-inch diameter Oak tree at the southeast corner of said Section 36;

- 1.) Thence N86°00'48"W 545.58 feet, (passing an iron pin set at 20.00 feet) along a fence line assumed to be the south line of Section 36 to an iron pin set;
- 2.) Thence N10°23'45"E 606.57 feet to an iron pin set;
- 3.) Thence N27°31'08"W 1305.39 feet to a railroad spike set in the center of Concord Church Road, County Rd. 37, passing an iron pin set at 300.00 feet, and another iron pin set at 1279.35 feet;
- 4.) Thence N74°53'14"E 115.94 feet to a point in County Road 37;
- 5.) Thence N66°50'09"E 86.15 feet to a point in County Road 37;
- 6.) Thence N21°28'22"E 198.04 feet to a railroad spike set in County Road 37;
- 7.) Thence S17°30'34"E 290.70 feet (passing a #5 rebar found at 15.60 feet, and passing a #5 rebar found at 122.80 feet) along a common boundary to Wolfe 544-2435, to an iron pin found capped Bayha;
- 8.) Thence S30°15'34"E 500.00 feet along said common boundary to an iron pin found capped Bayha;
- 9.) Thence S62°15'34"E 200.00 feet along said common boundary to an iron pin found capped Bayha;
- 10.) Thence S32°15'34"E 215.00 feet along said common boundary to an iron pin found capped Bayha;
- 11.) Thence S50°29'42"E 265.92 feet along said common boundary to a point, passing an iron pin found capped Bayha at 257.07 feet;
- 12.) Thence S03°59'57"W 889.64 feet along a common boundary to Crapes 8-945, (passing an iron pin set at 869.64 feet) to the point of beginning containing a total of 20.00 acres.


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

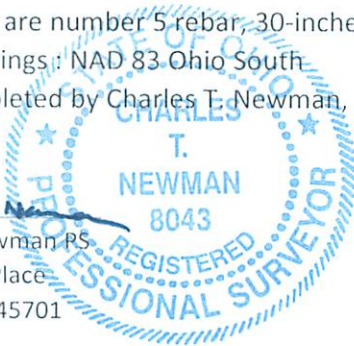
Subject to all easements, rights-of-way, covenants and agreements of record.

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

Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 27, 2022.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 

DATE: 10/31/22

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

OCT 31 2022

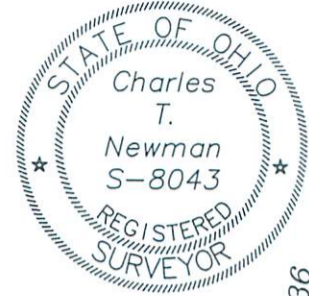
Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 20.00 Acres
Situate Ohio Company Purchase, Town 6, Range 13,
Section 36, Ames Township, Athens County, Ohio.
Being part of Parcel 1 deeded to: Alberta L. Smith
Official Record Book 431, pages 2670-2672.
Parent Parcel C030020000500.



Charles T. Newman
Charles T. Newman
Surveyed October 2022



Basis of Bearings:
NAD 83 Ohio South

Deeds and Prior Surveys used as noted on Plat

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Dannie E. Smith*
DATE: 10/31/22

20.000 ACRES

- 40" Diameter Oak
- Railroad Spike Set
- Iron Pin Found #5 rebar
- Iron Pin Set capped NEWMAN 8043
- Split Rail Locust Post
- Iron Pin Found capped Bayha

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Section 36
Section 30

S 03°59'57" W
1323.48'

Crapes 8-945
Branner Survey 1986
Henninge Subd' 45A

S 03°59'57" W
889.64'

N 86°00'48" W
545.58'

552-1752
Easement

Jones 508-2446

Mullens
553-112

Smith 431-2670

Wolfe 544-2435
Bayha Survey 2017

Concord Church Rd.
C-37
+1279.35'

N 21°28'22" E
198.04'
Branner Survey 1985
N 66°50'09" E
86.15'
N 74°53'14" E
115.94'
S 17°30'34" E
+15.60'
+122.80'

N 27°31'08" W
1305.39'

S 30°15'34" E
500.00'

S 62°15'34" E
200.00'

S 32°15'34" E
215.00'

S 50°29'42" E
265.92'

+300.00'

+257.07'

N527051.4
E2098627.4

N526454.8
E2098517.9

N 10°23'45" E
606.57'

36 30
35 29