

4.00 Acres

Situate Ohio Company Purchase, Town 6, Range 13, Section 4. Ames Township, Athens County, Ohio. Being a portion of the real property deeded to: Daniel Lamar Yoder and Heidi Rosann Yoder, Official Record Book 547, pages 2157-2159, and being more fully described as follows:

Commencing at a point previously described in Official Record 372, page 1880 as the southeast corner of Section 4 of Ames Township;

Thence N87°51'11"W 2810.21 feet to a point;

Thence N02°22'49"E 312.36 feet to a point, referencing an iron pin found capped Bayha at S66°16'11"E 43.00 feet;

Thence N01°57'52"E 770.16 feet to a point on a rock surface, and being the point of beginning of the tract herein described;

1.) Thence S77°38'36"W 297.82 feet, (passing an iron pin found capped Smith at 3.86 feet) along a common boundary to Bush 608-1190 to an iron pin set;

2.) Thence N02°14'20"E 641.90 feet over the lands of the parent tract to an iron pin set;

3.) Thence S87°50'11"E 288.21 feet along a common boundary to Mast 603-956, (passing a number 5 rebar found at 318.58 feet) to a 24" diameter walnut tree at the fence intersection;

4.) Thence S02°14'20"W 567.23 feet (passing iron pins found of #5 rebar material at 5.23 feet and at 538.13 feet) along a common boundary to Mask 603-956, and McKinley 256-1191 to the point of beginning containing a total of 4.00 acres. Said 4.00 acres to remain and to be held continuous and contiguous with a parcel of 4.03 acres to the east, as referenced in Official Record Book 603, page 956.

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

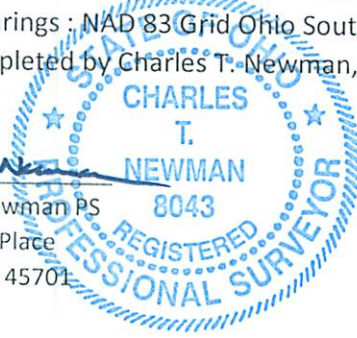
Subject to all easements, rights-of-way, covenants and agreements of record.

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

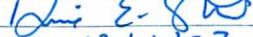
Basis of bearings : NAD 83 Grid Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 28, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/1/23

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

DEC 01 2023

Jill Davidson
Athens County Auditor

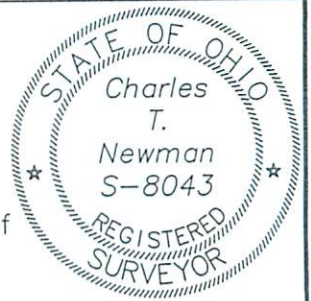
C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

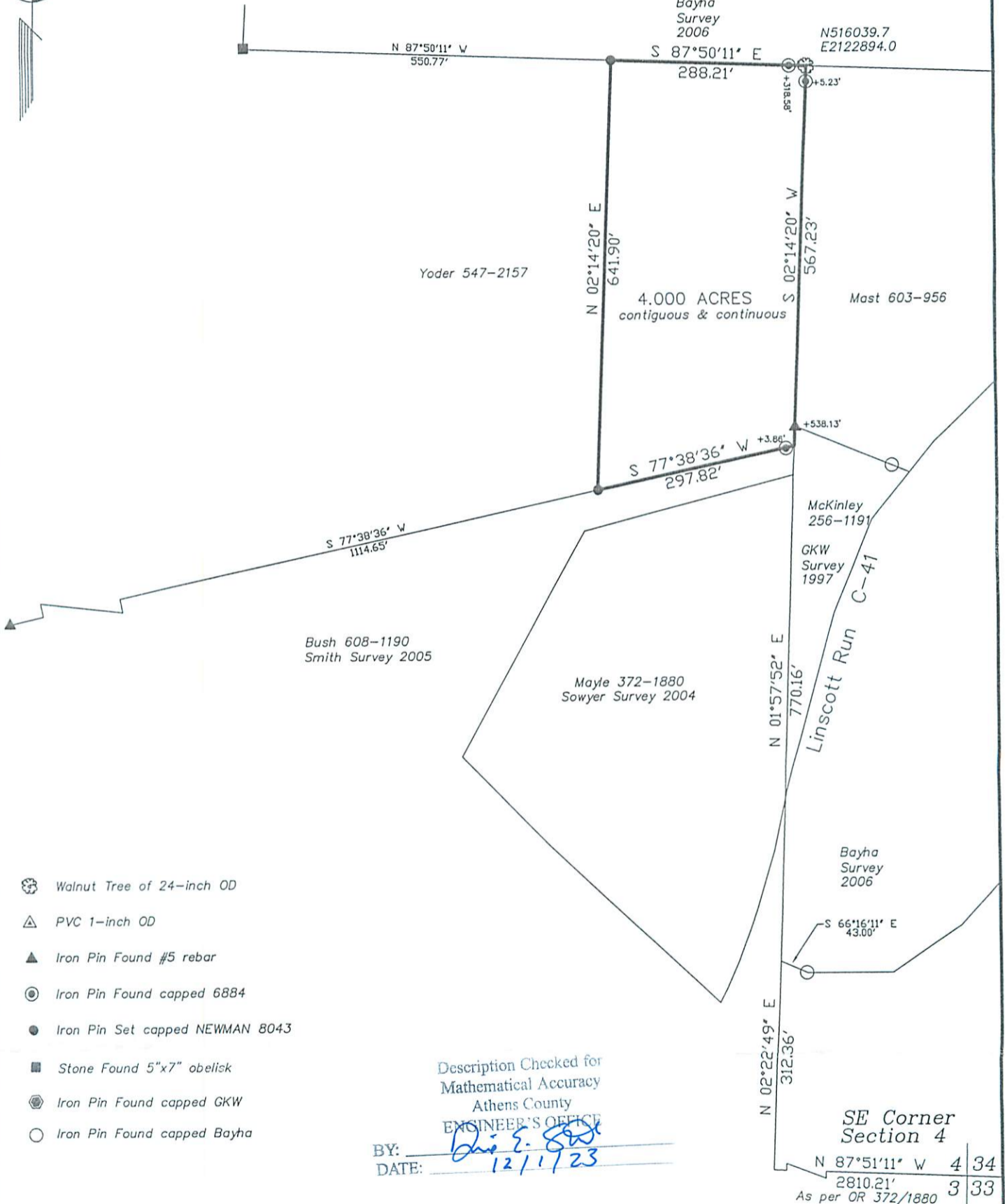


Plat of Survey of 4.00 Acres
Situat Ohio Company Purchase, Town 6, Range 13, Section 4,
Ames Township, Athens County, Ohio.
Being a portion of the real property deeded to:
Daniel Lamar Yoder and Heidi Rosann Yoder
Official Record Book 547, pages 2157-2159.
Said 4.00 acres to be contiguous & continuous with a parcel of
4.03 acres to the east, and being of record in
Official Record Book 603, page 956.



Basis of Bearing: NAD83 Grid Ohio South
Previous surveys and deeds reviewed as noted on Plat

Charles T. Newman
Charles T. Newman
Surveyed 11/28/2023



- Walnut Tree of 24-inch OD
- PVC 1-inch OD
- Iron Pin Found #5 rebar
- Iron Pin Found capped 6884
- Iron Pin Set capped NEWMAN 8043
- Stone Found 5"x7" obelisk
- Iron Pin Found capped GKW
- Iron Pin Found capped Bayha

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Chris E. Smith*
DATE: *12/1/23*

SE Corner
Section 4
N 87°51'11" W 4 34
2810.21' 3 33
As per OR 372/1880

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.