

0.220 ACRES

Situate Ohio Company Purchase, Town 6, Range 13, Section 3, Ames Township, Athens County, Village of Amesville, Ohio.

Being a portion of the lands deeded to: Susan J. Winland, Official Record Book 42, pages 725-726, and being more fully described as follows:

Commencing at a point at the assumed northeast corner of said Section 3;
Thence S33°16'15"W 4001.84 feet to a notched stone of record found at the southwest corner of Dortha Cox Etal. 428-405, and being the point of beginning of the tract herein described;
1.) Thence S75°32'23"W 140.67 feet to an iron pin set, being along the north boundary of a 8.420 acres parcel deeded to Cox, and referenced in Official Record Book 560 page 615, and also being a common boundary to Winland 42-725 the grantor;
2.) Thence N27°10'34"W 28.44 feet over the lands of the grantor to an iron pin set;
3.) Thence N54°13'50"E 192.49 feet over the lands of the grantor to an iron pin set;
4.) Thence S03°53'16"W 102.93 feet along a common boundary to Cox Etal. 428-405, and the grantor to the point of beginning containing a total of 0.220 acres.

Said 0.220 acres is to remain continuous and contiguous with the lands to the east a parcel now deeded Cox Etal., Official Record Book 428, page 405.

Acreages of 0.179 acres are from parcel: C020020008500

Acreages of 0.041 acres of from parcel: C020030000101


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

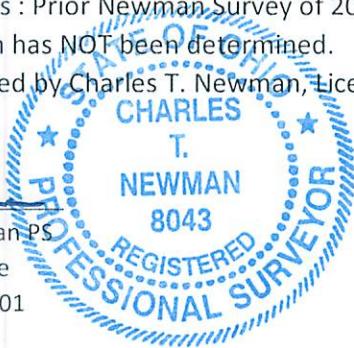
All Iron Pins set are 30 inches in length, #5 rebar capped "NEWMAN PS 8043"

Basis of bearings : Prior Newman Survey of 2016 being the north line of Cox 75-736 as S75°32'23"W.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 16, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/22/23

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

AUG 22 2023

Jill Davidson
Athens County Auditor

C. TIM NEWMAN

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Professional Surveyor

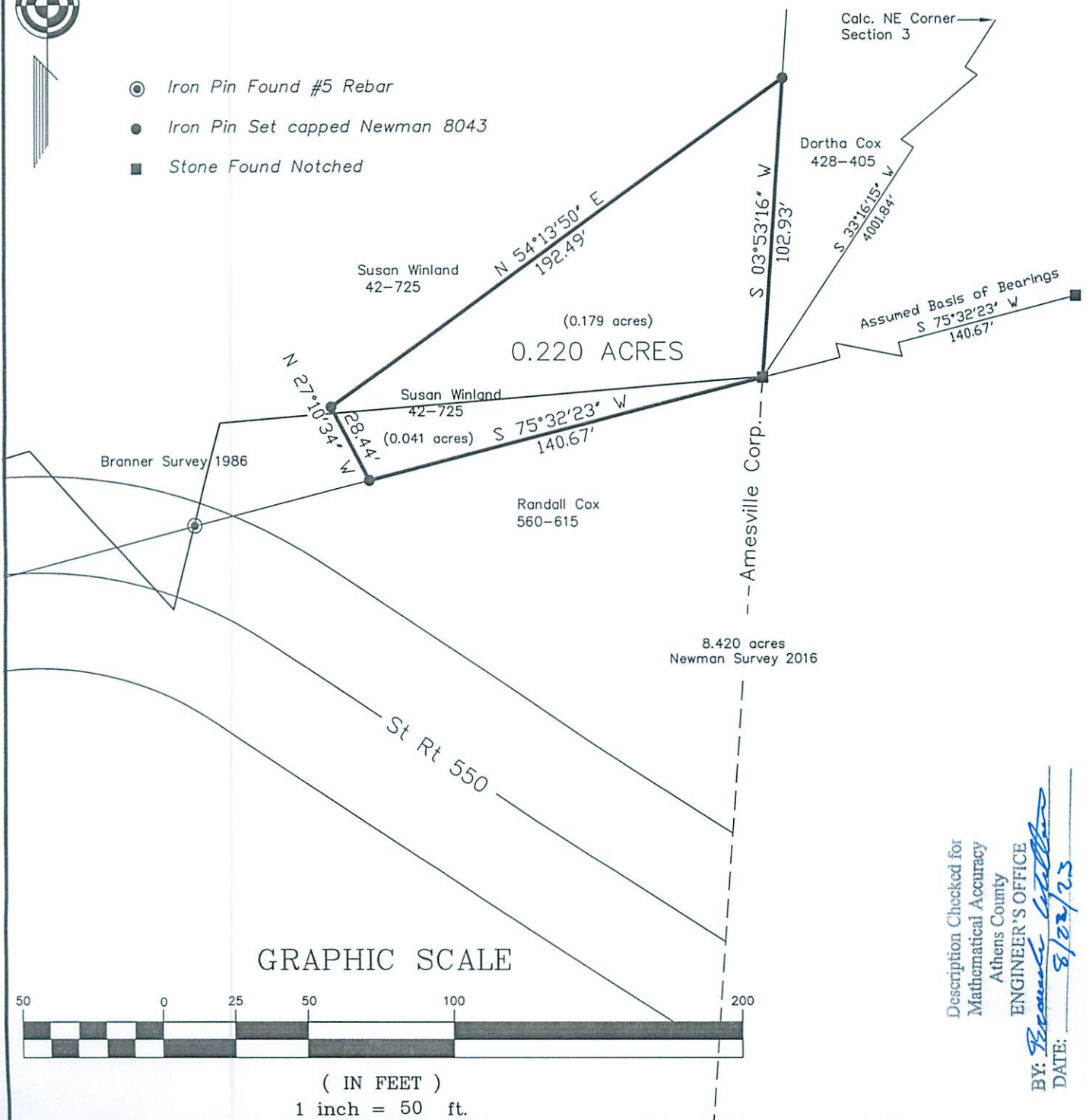
Plat of Survey of 0.220 Acres.
Situat Ohio Company Purchase, Town 6, Range 13, Section 3,
Ames Township, Athens County, Village of Amesville, Ohio.
Being a portion of the lands deeded to:
Susan J. Winland
Official Record Book 42, pages 725-726.
To remain contiguous and continuous with the lands to the east
now deeded to Dortha Cox Etal OR 428, page 405.



Basis of Bearings: Prior Survey of 8.420 Acres as noted on Plat.
A True Meridian has NOT been determined.
Prior Surveys and Deeds used as noted on Plat.

Charles T. Newman
Charles T. Newman
Surveyed August 2023

- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman 8043
- Stone Found Notched



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca G. Miller*
DATE: 8/22/23