

1.012 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 7, Range 12, Section 17, Bern Township, Athens County, Ohio.

Being the lands of an existing parcel now deeded to Sandra K. Frazier, Official Record Book 211, page 594.

Commencing at a railroad iron found at the southwest corner of said Section 17;  
Thence N00°05'03"W 2892.78 feet along the west line of said Section 17 to an iron pin found

capped POINT SURVEY;

Thence N88°56'04"E 217.68 feet to an iron pin set at the point of beginning of the parcel herein described;

- 1.) Thence N00°37'24"E 210.00 along a common boundary to Lucas 304-816 to an iron pin set;
- 2.) Thence N88° 56'04"E 210.00 feet to a one-inch diameter square bolt found in the center of Township Rd. 201, Tick Ridge Road, (passing an iron pin set at 180.00 feet);
- 3.) Thence S00°37'24"W 210.00 feet to a 5/8- inch diameter iron pin found in Township Road 201;
- 4.) Thence S88°56'04"W 210.00 feet, (passing an iron pin set at 30.00 feet) along a common boundary to Chadwick 501-24 to the point of beginning containing a total of 1.012 acres.

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


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

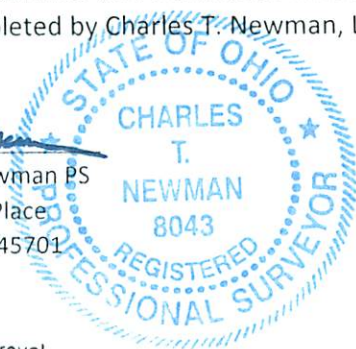
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings: The denoted west line of Section 17

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 23, 2021.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 8/26/21

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

AUG 27 2021

Jill Thompson  
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

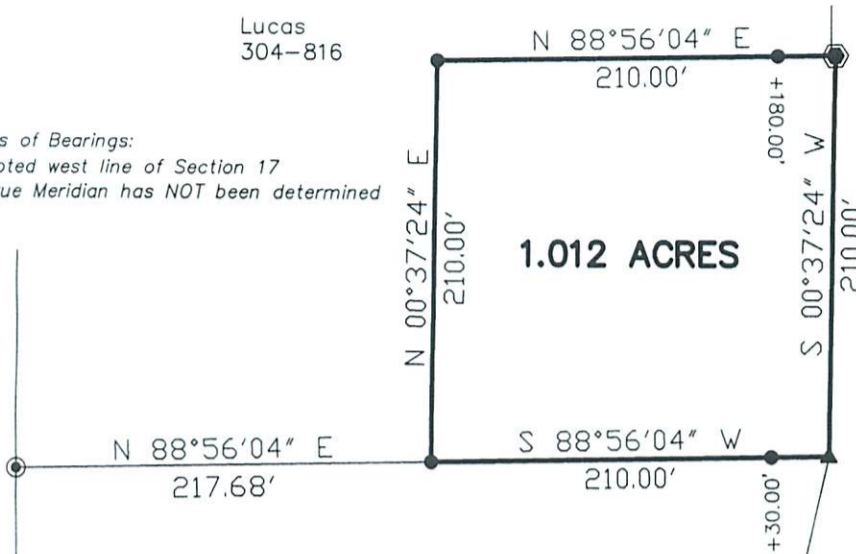
Plat of Survey of 1.012 Acres  
Situate Ohio Company Purchase, Range 12, Town 7, Section 17,  
Bern Township, Athens County, Ohio.  
Being all the lands deeded to: Sandra K. Frazier,  
Official Record Book 211, page 594.



*Charles T. Newman*  
Charles T. Newman  
Surveyed 8/23/2021

Lucas  
304-816

Basis of Bearings:  
Denoted west line of Section 17  
A True Meridian has NOT been determined



Chadwick  
501-24

Section 17

N 00°05'03" E  
2892.78'  
W

Survey References:  
Deeds and Surveys as noted on Survey Plat

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Forrest L. Hetherington*  
DATE: 8/26/21

- ▲ Railroad Iron Found
- ▲ Iron Pin Found 5/8" diameter
- ⊙ Iron Pin Found capped POINT SURVEY
- Iron Pin Set capped NEWMAN 8043
- ⊕ 1-Inch diameter square bolt found

Iron Pins Found in road are 6 inches below grade

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

SW Corner  
Section 17  
RR Iron

2317  
2216