

9.403 ACRES

Situate Ohio Company Purchase, Town 7, Range 12, Section 24, Bern Township, Athens County, Ohio.
Being from a parcel deeded to Bobby Spaulding of Official Record Book 592, pages 552-554

Commencing at an iron pin set at the southwest corner of said Section 24;
Thence N02°33'32"E 632.86 feet to a 5/8-inch diameter threaded iron pin found;
Thence N02°33'32"E 1253.10 feet to a point in the center of State Route 377, passing an iron pin set at 1219.82 feet;
Thence N66°54'47"E 246.12 feet to a point in the center of State Route 377, and being the point of beginning of the tract herein described;

- 1.) Thence N09°50'02"W 448.43 feet to an iron pin set, (passing an iron pin set at 30.94 feet) along a common boundary to a one-acre parcel deeded to Spaulding 592-552;
- 2.) Thence S86°59'05"W 126.23 feet along said common boundary to an iron pin set;
- 3.) Thence N02°33'32"E 250.02 feet along a common boundary to the State of Ohio 231-33 to an iron pin set;
- 4.) Thence N83°43'24"E 537.53 feet along a common boundary to Cameron 454-1074 to a 42-inch diameter Oak;
- 5.) Thence S51°10'03"E 488.96 feet (passing an iron pin set at 458.91 feet) to a point in the center of State Route 377;
- 6.) Thence along a curve to the right having a radius of 1216.15 feet, length of 515.89 feet, chord bearing of S54°08'47"W and distance of 512.03 feet to a point in the center of State Route 377;
- 7.) Thence S66°01'57"W 337.84 feet to the point of beginning containing a total of 9.403 acres.


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

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

All Iron Pin set are 30 inches in length of number 5 rebar capped NEWMAN.

Basis of bearings : NAD 83 Ohio South Zone.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 26, 2022.


Charles T. Newman, P.S.
66 Elmwood Place
Athens, Ohio 45703



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/28/22

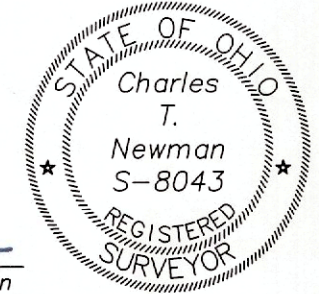
C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

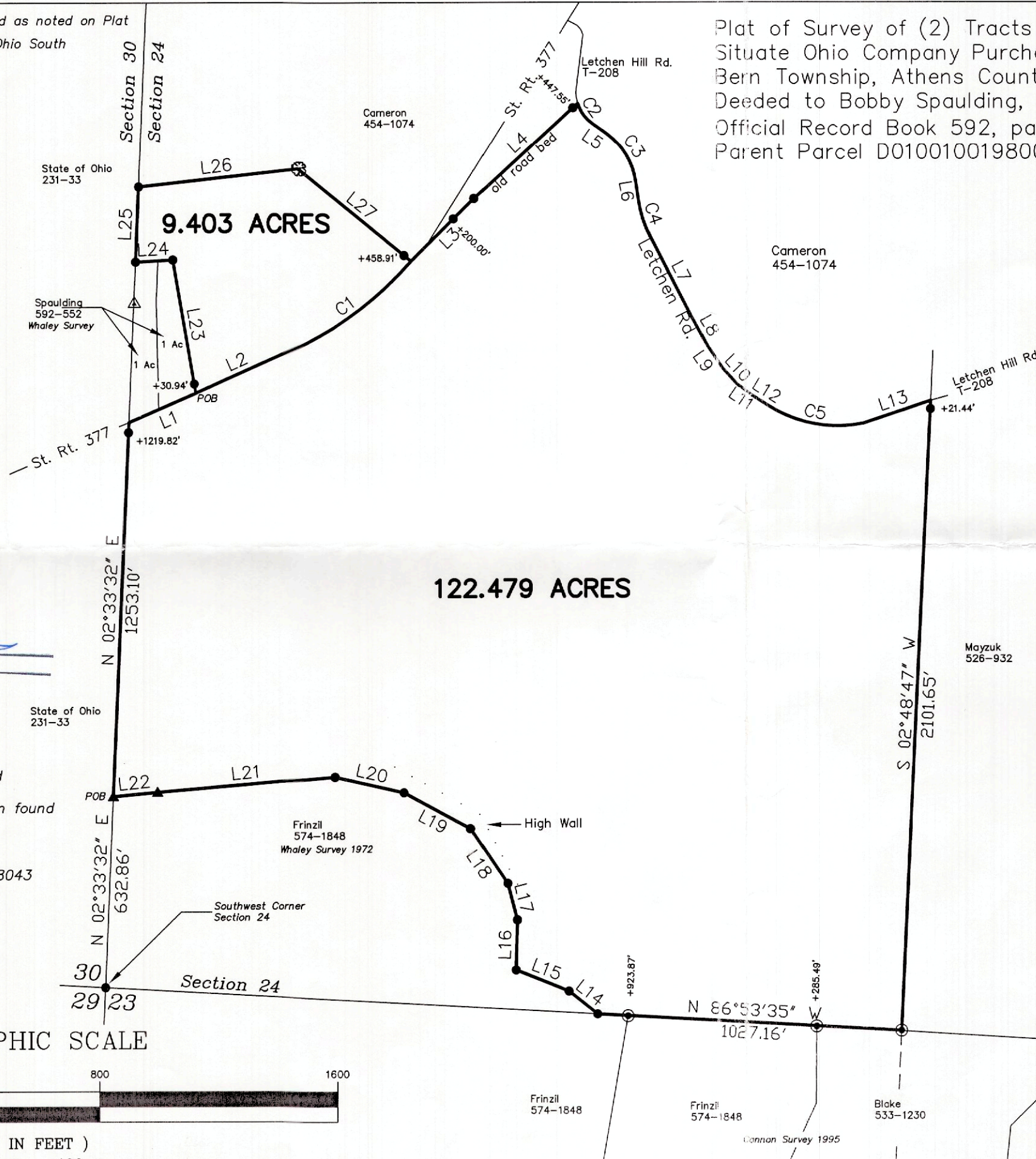
740-594-1884
FAX 740-594-9413

Prior Surveys and Deeds used as noted on Plat
Basis of Bearings: NAD 83 Ohio South

Plat of Survey of (2) Tracts of 122.479 Acres and 9.403 Acres.
Sitate Ohio Company Purchase, Town 7, Range 12, Section 24,
Bern Township, Athens County, Ohio.
Deeded to Bobby Spaulding,
Official Record Book 592, pages 552-554, (Parcel 1),
Parent Parcel D010010019800.



Charles T. Newman
Charles T. Newman
Surveyed April 2022



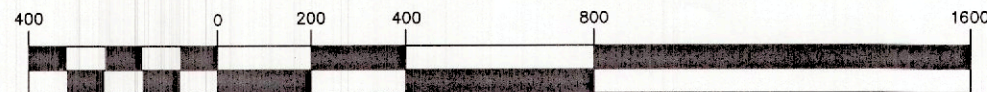
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DIST.
C1	1216.15'	515.89'	N 54°08'47" E	512.03'
C2	125.50'	84.21'	N 35°54'37" W	82.64'
C3	234.50'	191.16'	S 31°46'47" E	185.91'
C4	395.50'	131.55'	S 17°57'18" E	130.94'
C5	425.97'	324.47'	S 79°51'59" E	316.68'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°54'47"E	246.12'
L2	N66°01'57"E	337.84'
L3	N45°40'19"E	296.56'
L4	N47°59'34"E	469.34'
L5	S55°07'59"E	59.48'
L6	S08°25'35"E	60.65'
L7	S27°29'01"E	297.80'
L8	S28°53'04"E	109.38'
L9	S34°47'09"E	89.12'
L10	S41°58'49"E	72.64'
L11	S55°02'07"E	64.55'
L12	S58°02'43"E	71.54'
L13	N71°40'05"E	241.08'
L14	N51°54'12"W	122.03'
L15	N68°24'12"W	191.07'
L16	N01°25'48"E	165.63'
L17	N14°35'42"W	124.97'
L18	N34°16'48"W	220.61'
L19	N61°36'48"W	254.29'
L20	N77°16'48"W	239.09'
L21	S85°02'52"W	597.75'
L22	S84°30'22"W	149.42'
L23	N09°50'02"W	448.43'
L24	S86°59'05"W	126.23'
L25	N02°33'32"E	250.02'
L26	N83°43'24"E	537.53'
L27	S51°10'03"E	488.96'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Priscilla Miller*
DATE: *4/26/22*

- ⊙ 42-inch diameter Oak
- △ 1/2-inch diameter rebar found
- ▲ 5/8"-diameter threaded iron pin found
- Iron Pin Found capped Cannon
- Iron Pin Set CAPPED NEWMAN 8043
- Stone Found
- ⊙ Monument Found

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.