

Description of 10.197 Acres

Description of a tract of land situate the Ohio Company Purchase Town 7, Range 12, Section 33, Bern Township, Athens County, Ohio.

Being lands deeded to Janet A. Brown,
Official Record Book 544, pages 2479-2482,
and being more fully described as follows:

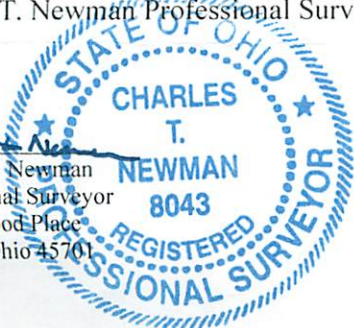
Commencing at a stone found at the northeast corner of said Section 32;
Thence N87°29'00"W 2658.39 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N87°29'00"W 283.08 feet along a common boundary to Brown 544-2479, and Kissinger 458-1298 to an 18 inch diameter oak tree, passing an iron pin found at 273.20 feet;
- 2.) Thence N38°35'50"W 621.38 feet over the lands of Brown 544-2479 to a point in the center of Township Road 235, Lewis Rd., passing an iron pin set at 601.38 feet;
- 3.) Thence N33°20'42"E 79.98 feet to a point in the center of said road;
- 4.) Thence N27°15'17"E 131.10 feet to a point in the center of said road;
- 5.) Thence N26°50'11"E 119.82 feet to a point in the center of said road;
- 6.) Thence N24°49'40"E 67.93 feet to a point in the center of said road;
- 7.) Thence N18°30'10"E 79.83 feet to a point in the center of said road;
- 8.) Thence N12°07'41"E 102.52 feet to a point in the center of said road;
- 9.) Thence N16°11'13"E 53.94 feet to a point in the center of said road;
- 10.) Thence N17°27'26"E 97.87 feet to a point in the center of said road;
- 11.) Thence S49°18'19"E 312.66 feet along a common boundary to Brown 544-2479, and Lewis 170-157 to an iron pin set, passing a 60" diameter oak at 30 feet;
- 12.) Thence S09°08'00"E 979.65 feet along said boundary to the point of beginning, passing an iron pipe found at 38.70 feet and containing a total of 10.197 acres.

Parcel and Deed Reference:
Parent Parcel D010010033800
Deed 544-2479, First Parcel, Second Tract

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 30 inch length number 5 rebar capped "NEWMAN PS-8043"
Basis of bearings the north line of Section 32, Ohio State Plane, South Zone, NAD 83 (2011)
The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor Registered PS-8043 on October 7, 2019.

Charles T. Newman
Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701

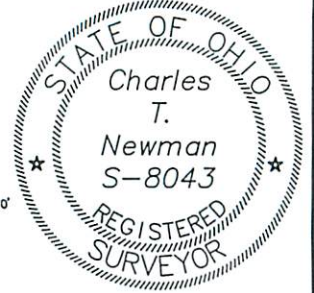


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 08 2019

Jill Thompson
Athens County Auditor

Plat of Survey of (5) Tracts
Situating Ohio Company Purchase Town 7, Range 12,
Bern Township, Athens County, Ohio.
Deeded to Janet A. Brown
Official Record Book 544, pages 2479-2482.



Charles T. Newman
Charles T. Newman
Surveyed Oct. 2019

Basis of Bearings:
Denoted North Line of Section 32
Ohio State Plane South Zone
Grid, US Survey Feet NAD83 (2011)

Kaiser 545-548
Center Survey 2018
27.10 Acres
D010010033801

10.197 ACRES

D010010033800
First Parcel, Second Tract
5.000 ACRES

Lewis 170-157

Section 33 S 87°29'00" E
Section 32 1188.00' to IPF

N 87°29'00" W
2658.36'

Shibley
210-934
56 Ac

5.000 ACRES

Kissinger 458-1298
Roush Survey 2010
31.799 Acres

Fourth Tract BROWN 53.34 Ac
(D010010034000 99.008 Ac.)

Kissinger 458-1298
Roush Survey 2010
17.035 Acres

- ▲ Iron Pin Found
- Iron Pin Found
- Iron Pin Set
- Stone Found
- ⊙ Monument Found
- ⊗ Oak Tree

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°29'00"W	283.08
L2	N38°35'50"W	621.38
L3	N33°20'42"E	79.98
L4	N27°15'17"E	131.10
L5	N26°50'11"E	119.82
L6	N24°49'40"E	67.93
L7	N18°30'10"E	79.83
L8	N12°07'41"E	102.52
L9	N16°11'13"E	53.94
L10	N17°27'26"E	97.87
L11	S49°18'19"E	312.66
L12	S09°08'00"E	979.65
L13	S04°21'25"W	238.64
L14	N63°34'12"W	684.30
L15	N32°09'38"E	83.61
L16	N25°52'23"E	159.13
L17	N29°12'43"E	70.16
L18	N33°46'22"E	50.87
L19	N33°20'42"E	121.53
L20	S04°21'25"W	256.45
L21	N63°45'52"W	473.13
L22	N76°31'44"W	275.74
L23	N65°19'42"W	289.35
L24	N80°38'44"E	25.78
L25	N71°48'22"E	101.76
L26	N67°13'08"E	88.55
L27	N62°13'46"E	126.64
L28	N51°31'12"E	59.25
L29	S45°10'38"W	1031.44
L30	N05°49'15"E	327.93
L31	N09°41'20"E	296.14
L32	N06°37'53"E	186.78
L33	N03°01'08"W	94.39
L34	N83°55'10"E	42.39
L35	N80°38'44"E	59.44
L36	N76°29'24"E	557.22
L37	S23°03'59"W	716.44
L38	N71°06'12"W	276.51
L39	N00°03'58"E	439.44

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert Williams*
DATE: 10/7/19

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

Fair Chase 511-1718