

Description of 1.029 Acres

Description of a tract of land situate the Ohio Company Purchase Town 5, Range 13, Fraction 2, Section 9, Canaan Township, Athens County, Ohio.


Being lands deeded to Britnee Diann Sauters and Isaac Bradford, Official Record Book 543, pages 2057-2060, and being more fully described as follows:

Commencing at an iron pin set at the northeast corner of said Fraction 2;  
Thence S77°25'25"W 1757.22 feet to a point at the southeast corner of Lot 52 of platted Addition to Detroit, Envelope 78A;  
Thence S38°57'24"E 53.80 feet to an iron pin set;  
Thence S22°03'07"E 178.98 feet to an iron pin set;  
Thence S37°05'59"E 403.16 feet to an iron pin set at U.S. 50, Station 219+51.07, left 284.57 feet, and being the point of beginning of the tract herein described;

- 1.) Thence N54°53'18"E 166.00 feet along a common boundary to Sauters/Bradford 543-2057, and Leatherwood 296-232 to an iron pin set;
- 2.) Thence S36°56'42"E 126.50 feet along said common boundary to an iron pin set;
- 3.) Thence S54°20'31"W 276.26 feet along said common boundary to a point on a culvert;
- 4.) Thence S47°45'38"W 74.45 feet along said common boundary to an iron pin set;
- 5.) Thence N43°35'37"W 124.38 feet along the eastern boundary of Township Road 605 Right-of-Way to an iron pin set;
- 6.) Thence N50°28'54"E 199.00 feet along a common boundary to Sauters/Bradford 543-2057, and Cunningham 258-1615 to the point of beginning containing a total of 1.029 acres.

Parcel and Deed Reference:  
Parcel E010010012000 being 0.482 acres  
Parcel E010010011900 being 0.33 acres  
Parcel E010010011800 being 0.217 acres  
Being all of the lands of Deed 543-2057.

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 ODOT Highway Plans, ATH 50-18.54 as denoted on survey plat.  
The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on October 16, 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 23 2019

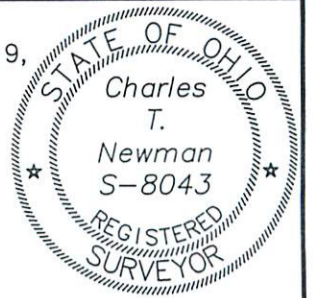
Jill Thompson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 1.029 Acres  
Situate Ohio Company Purchase, Town 5, Range 13, Fraction 2, Section 9,  
Canaan Township, Athens County, Ohio.  
Being the lands deeded to Britnee Diann Sauters and Isaac Bradford,  
Official Record Book 543, pages 2057-2060.



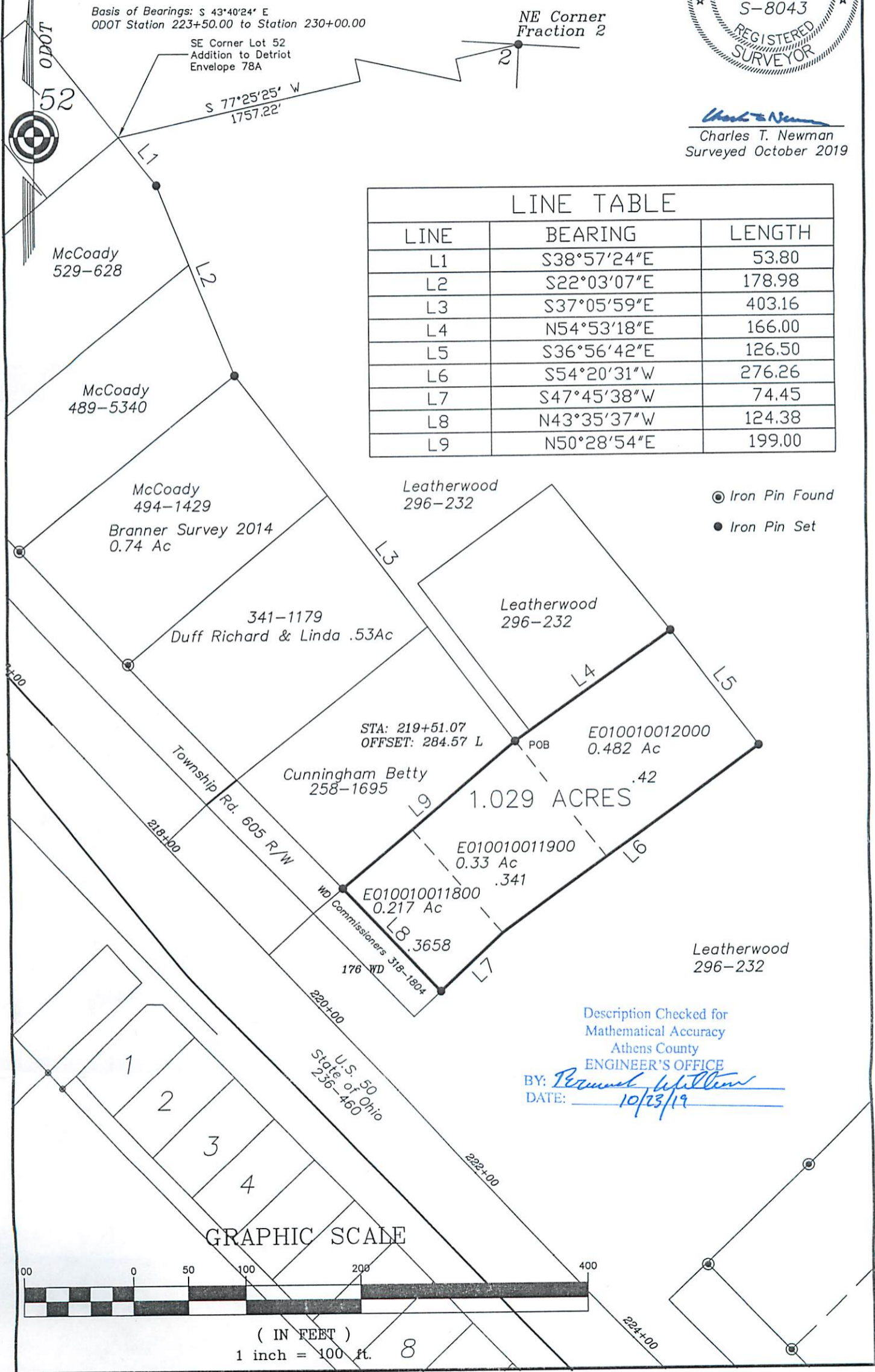
Basis of Bearings: S 43°40'24" E  
ODOT Station 223+50.00 to Station 230+00.00

NE Corner  
Fraction 2

SE Corner Lot 52  
Addition to Detroit  
Envelope 78A

*Charles T. Newman*  
Charles T. Newman  
Surveyed October 2019

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S38°57'24"E | 53.80  |
| L2         | S22°03'07"E | 178.98 |
| L3         | S37°05'59"E | 403.16 |
| L4         | N54°53'18"E | 166.00 |
| L5         | S36°56'42"E | 126.50 |
| L6         | S54°20'31"W | 276.26 |
| L7         | S47°45'38"W | 74.45  |
| L8         | N43°35'37"W | 124.38 |
| L9         | N50°28'54"E | 199.00 |



- Iron Pin Found
- Iron Pin Set

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perennial Whittem*  
DATE: 10/23/19

GRAPHIC SCALE

