

8.652 Acres

Situate Ohio Company, Town 5, Range 12, Section 25, Carthage Township, Athens County, Ohio.
Being a portion of the lands deeded to: Donald C. Elliott of Official Record Book 577, pages 1709-1710,
(parent parcel F010010063100), and being more fully described as follows:

Beginning at an iron pin set at the southwest corner of said Section 25;

- 1.) Thence $N02^{\circ}31'35''E$ 467.09 feet along the west boundary of Section 25 to an iron pin set;
- 2.) Thence $N79^{\circ}21'37''E$ 420.91 feet, (passing an iron pin set at 398.91 feet) over the lands of the parent parcel to a point in the center of Bucks Lake Road, County Rd. 44;
- 3.) Thence $S41^{\circ}01'46''E$ 151.97 feet to a point in County Road 44;
- 4.) Thence along a curve to the left having a radius of 407.89 feet, curve length of 197.42 feet, chord bearing of $S54^{\circ}53'43''E$, and a chord distance of 195.50 feet to a point in the center of County Road 44;
- 5.) Thence $S68^{\circ}45'40''E$ 160.95 feet to a point in the center of County Road 44;
- 6.) Thence $S02^{\circ}31'35''W$ 293.96 feet, (passing an iron pin set at 20.00 feet) along a common boundary to McFee 596-1429 to an iron pin set;
- 7.) Thence $N87^{\circ}36'32''W$ 831.75 feet along the south boundary of Section 25 to the point of beginning containing a total of 8.652 acres.

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 number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 18, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/18/24

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

OCT 18 2024

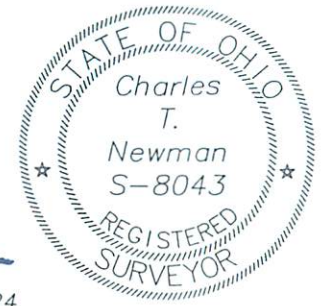
Jill Davidson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 8.652 Acres
Situate Ohio Company, Town 5, Range 12, Section 25,
Carthage Township, Athens County, Ohio.
Being a portion of the lands deeded to:
Donald C. Elliott
Official Record 577, pages 1709-1710.
Parent Parcel F010010063100.



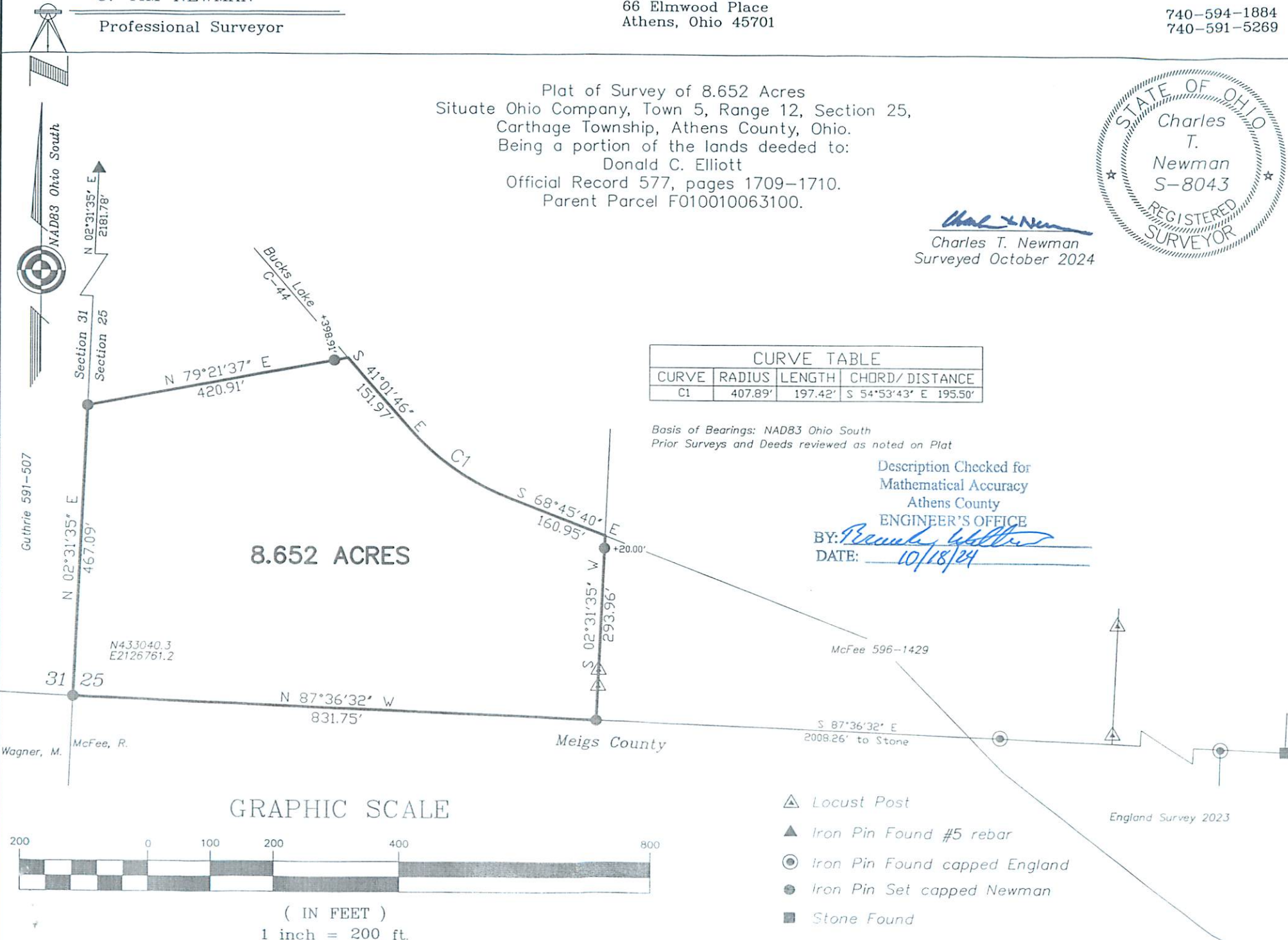
Charles T. Newman
Charles T. Newman
Surveyed October 2024

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD/ DISTANCE
C1	407.89'	197.42'	S 54°53'43" E 195.50'

Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca G. Miller*
DATE: 10/18/24



8.652 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

- ▲ Locust Post
- ▲ Iron Pin Found #5 rebar
- Iron Pin Found capped England
- Iron Pin Set capped Newman
- Stone Found