

35.324 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 10, Range 14, Fractions 1 & 11, Auditor's Section 21, Dover Township, Athens County, Ohio.

Parcel being deeded to: Mark Abdella,
Official Record Book 464, pages 1034-1035.

Commencing at an iron pin found of #5 rebar at the southeast corner of said Section 21;
Thence N03°49'12"E 382.62 feet to an iron pin set at the point of beginning of the parcel herein described;
1.) Thence N86°10'52"W 1210.34 feet along a common boundary with Dover Enterprises 517-1268 and Shapiro 522-946 to an iron pin found capped Swoyer;
2.) Thence N86°35'21"W 811.21 feet along a common boundary with Green Meadows 570-1691 to an iron pin found of #5 rebar;
3.) Thence N01°04'53"W 101.57 feet along a common boundary with Chauncey 231-882 to an iron pin found of two-inch diameter steel;
4.) Thence N86°54'03"W 200.28 feet to an iron pin found of two-inch diameter steel;
5.) Thence N86°52'16"W 231.90 feet along a common boundary with Cline 505-1710 to an iron pin found of #5 rebar;
6.) Thence S01°01'21"E 55.24 feet to an iron pin found of one-inch diameter pipe;
7.) Thence N69°02'52"W 104.83 feet along a common boundary with Nye Cemetery to an iron pin found of one-inch diameter pipe;
8.) Thence S41°50'41"W 300.34 feet to an iron pin found of one-inch diameter pipe;
9.) Thence S88°08'25"W 159.21 feet to a point in the center of State Route 13, (passing an iron pin set at 125.50 feet;)
10.) Thence N24°58'45"E 815.68 feet to a point in the center of State Route 13;
11.) Thence N24°38'45"E 67.40 feet to a point in the center of State Route 13;
12.) Thence N30°38'45"E 21.34 feet to a point in the center of State Route 13;
13.) Thence S62°05'18"E 92.47 feet, (passing an iron pin found capped Canter at 36.76 feet) along a common boundary with Cunningham 560-163 (274-275 affidavit) to a point in a drain ditch;
14.) Thence N40°08'36"E 24.08 feet to a point in a drain ditch;
15.) Thence N48°48'52"E 63.39 feet to a point in a drain ditch;
16.) Thence N39°34'45"E 22.82 feet to a point in the center of Sunday Creek;
17.) Thence S28°41'53"E 61.36 feet to a point in the center of Sunday Creek;
18.) Thence S78°33'41"E 41.49 feet to a point in the center of Sunday Creek;
19.) Thence N85°56'54"E 62.69 feet to a point in the center of Sunday Creek;
20.) Thence N69°01'10"E 557.65 feet to a point in the center of Sunday Creek;
21.) Thence S72°58'30"E 330.32 feet along a common boundary with Cunningham 559-2314 and 560-163 to a point in the center of Sunday Creek;
22.) Thence S43°33'00"E 239.03 feet along a common boundary with Cunningham 559-2314 to a point in the center of Sunday Creek;
23.) Thence S14°31'17"E 85.49 feet to a point in the center of Sunday Creek;
24.) Thence S34°12'39"E 138.18 feet to a point in the center of Sunday Creek;

- 25.) Thence S55°25'33"E 117.51 feet to a point in the center of Sunday Creek;
- 26.) Thence S74°30'16"E 184.90 feet to a point in the center of Sunday Creek;
- 27.) Thence S89°13'00"E 114.84 feet to a point in the center of Sunday Creek;
- 28.) Thence N84°44'55"E 84.86 feet to a point in the center of Sunday Creek;
- 29.) Thence N80°54'18"E 54.09 feet to a point in the center of Sunday Creek;
- 30.) Thence N85°26'49"E 76.94 feet to a point in the center of Sunday Creek;
- 31.) Thence S72°29'12"E 277.26 feet to a point in the center of Sunday Creek;
- 32.) Thence S76°52'12"E 67.50 feet to a point in the center of Sunday Creek;
- 33.) Thence S69°45'31"E 168.00 feet to a point in the center of Sunday Creek;
- 34.) Thence N88°01'18"E 58.33 feet to a point in the center of Sunday Creek;
- 35.) Thence S03°49'12"W 286.30 feet, (passing an iron pin set at 53.27 feet, and passing an iron pin set at 266.30 feet) along a common line with Cunningham 559-2314 to the point of beginning containing a total of 35.324 acres.

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

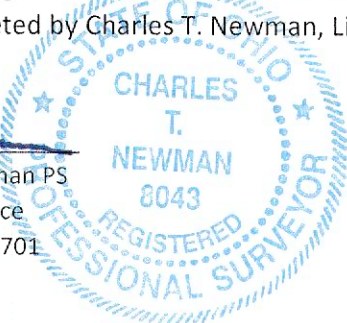
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

Basis of bearings : NAD 83 Ohio South Zone

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on February 3, 2022.

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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Brook W. Wilton
 DATE: 2/3/22

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

FEB 07 2022

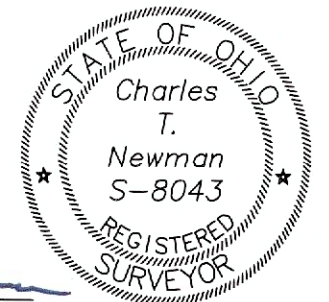
Jill Thompson
 Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 35.324 Acres
Situating Ohio Company Purchase, Town 10, Range 14,
Fractions 1 & 11, Auditor's Section 21, Dover Township,
Athens County, Ohio.
Being deeded to: Mark Abdella
Official Record Book 464, pages 1034-1035.



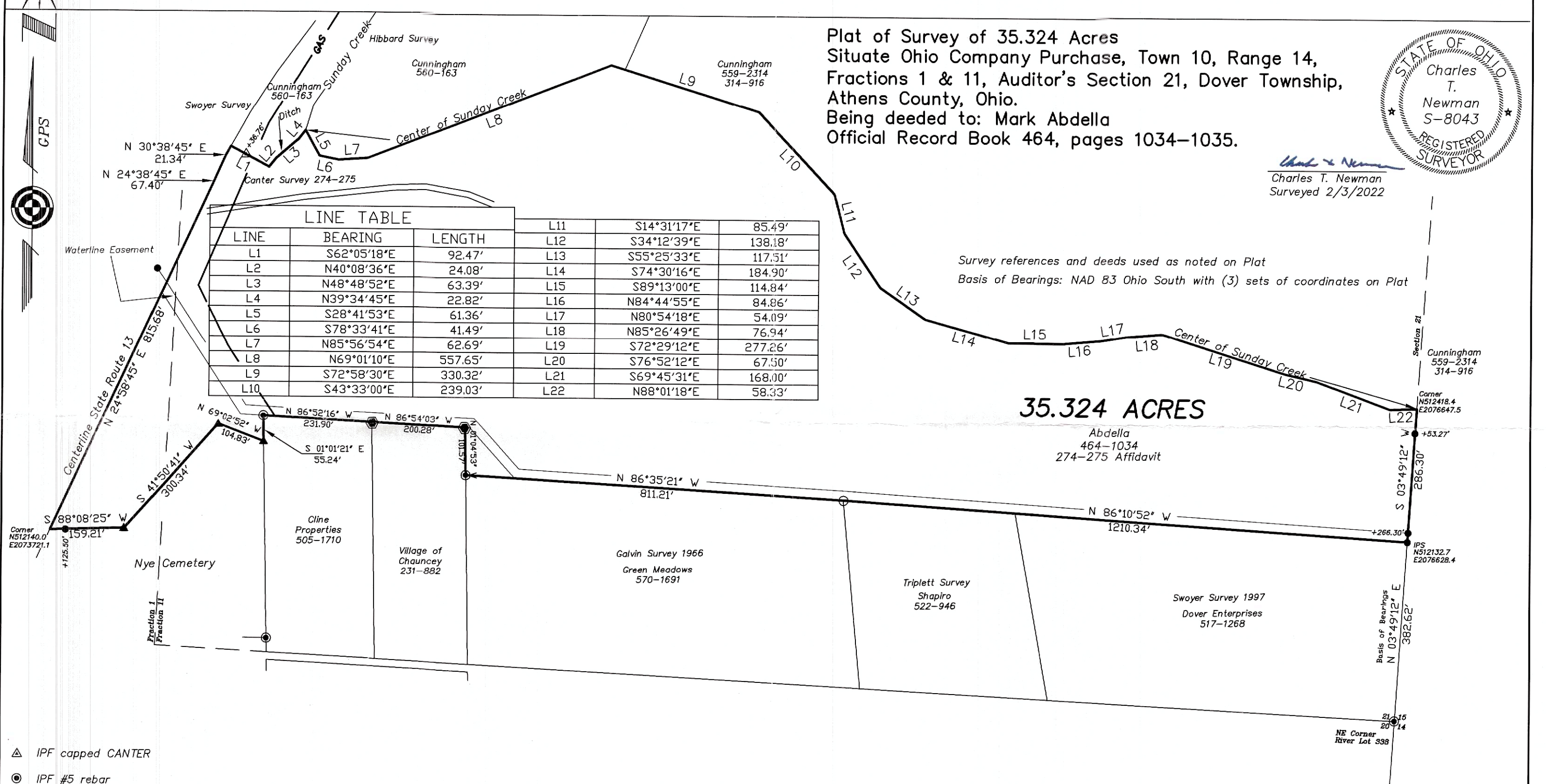
Charles T. Newman
Charles T. Newman
Surveyed 2/3/2022

LINE TABLE			L11	S14°31'17"E	85.49'
LINE	BEARING	LENGTH	L12	S34°12'39"E	138.18'
L1	S62°05'18"E	92.47'	L13	S55°25'33"E	117.51'
L2	N40°08'36"E	24.08'	L14	S74°30'16"E	184.90'
L3	N48°48'52"E	63.39'	L15	S89°13'00"E	114.84'
L4	N39°34'45"E	22.82'	L16	N84°44'55"E	84.86'
L5	S28°41'53"E	61.36'	L17	N80°54'18"E	54.09'
L6	S78°33'41"E	41.49'	L18	N85°26'49"E	76.94'
L7	N85°56'54"E	62.69'	L19	S72°29'12"E	277.26'
L8	N69°01'10"E	557.65'	L20	S76°52'12"E	67.50'
L9	S72°58'30"E	330.32'	L21	S69°45'31"E	168.00'
L10	S43°33'00"E	239.03'	L22	N88°01'18"E	58.33'

Survey references and deeds used as noted on Plat
Basis of Bearings: NAD 83 Ohio South with (3) sets of coordinates on Plat

35.324 ACRES

Abdella
464-1034
274-275 Affidavit



- △ IPF capped CANTER
- IPF #5 rebar
- ▲ IPF one-inch diameter pipe
- Iron Pin Set NEWMAN 8043
- IPF capped Swoyer
- IPF two-inch diameter steel

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *2/3/22*

