

MAY 30 2023

Jill Thompson
Athens County Auditor

12.000 ACRES


Description of a parcel of land situate Ohio Company Purchase, Town 10, Range 14, Sections 17 & 18, Dover Township, Athens County, Ohio, and being lands deeded to:
Charles W. McCollister and Betty Jo McCollister;
Official Record Book 574, pages 1365-1369, and being part of Auditor Parcel G010010072800, and all of Auditor Parcels G010010073000 & G010010072803.

Commencing at a notched stone found at the southeast corner of said Section 18;
Thence N86°34'22"W 1849.19 feet to an iron pin found capped Robinson at the point of beginning of the tract herein described;

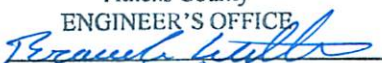
- 1.) Thence N72°24'42"E 253.86 feet along a common boundary to Kidd 571-1536 to an iron pin found capped Robinson;
- 2.) Thence N65°07'15"E 83.25 feet to an iron pin found capped Robinson;
- 3.) Thence N45°14'39"E 142.75 feet to an iron pin found capped Wright;
- 4.) Thence S49°22'17"E 722.82 feet along a common boundary to Stobart 496-257 to a ¾-inch diameter pipe found;
- 5.) Thence S47°53'55"E 117.87 feet along a common boundary to Grant 238-19 to a utility pole of record;
- 6.) Thence S53°13'09"E 230.20 feet to a ¾-inch diameter pipe found;
- 7.) Thence S53°35'56" E 246.45 feet along a common boundary to Grant 349-90 to a ¾"-inch diameter pipe found;
- 8.) Thence S56°54'12"E 12.10 feet to a point in Bell Road, Township Rd. 331;
- 9.) Thence S47°23'08"W 227.37 feet to a point in Township Rd. 331;
- 10.) Thence N80°18'29"W 360.01 feet, passing an iron pin found capped Robinson at 15.93 feet along a common boundary to McCollister 584-358 to an iron pin set;
- 11.) Thence N 52°03'53"W 1173.57 feet over the lands of McCollister 574-1365, (passing iron pins set at 422.72 feet, 731.46 feet, and at 1117.77 feet) to the point of beginning containing a total of 12.000 acres.

Acreages of 1.683 acres are in Section 18;
Acreages of 8.786 acres, and 1.531 acres are in Section 17.

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 : Ohio State Plane South NAD 83
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 24, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/30/23

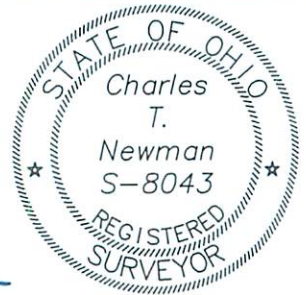
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

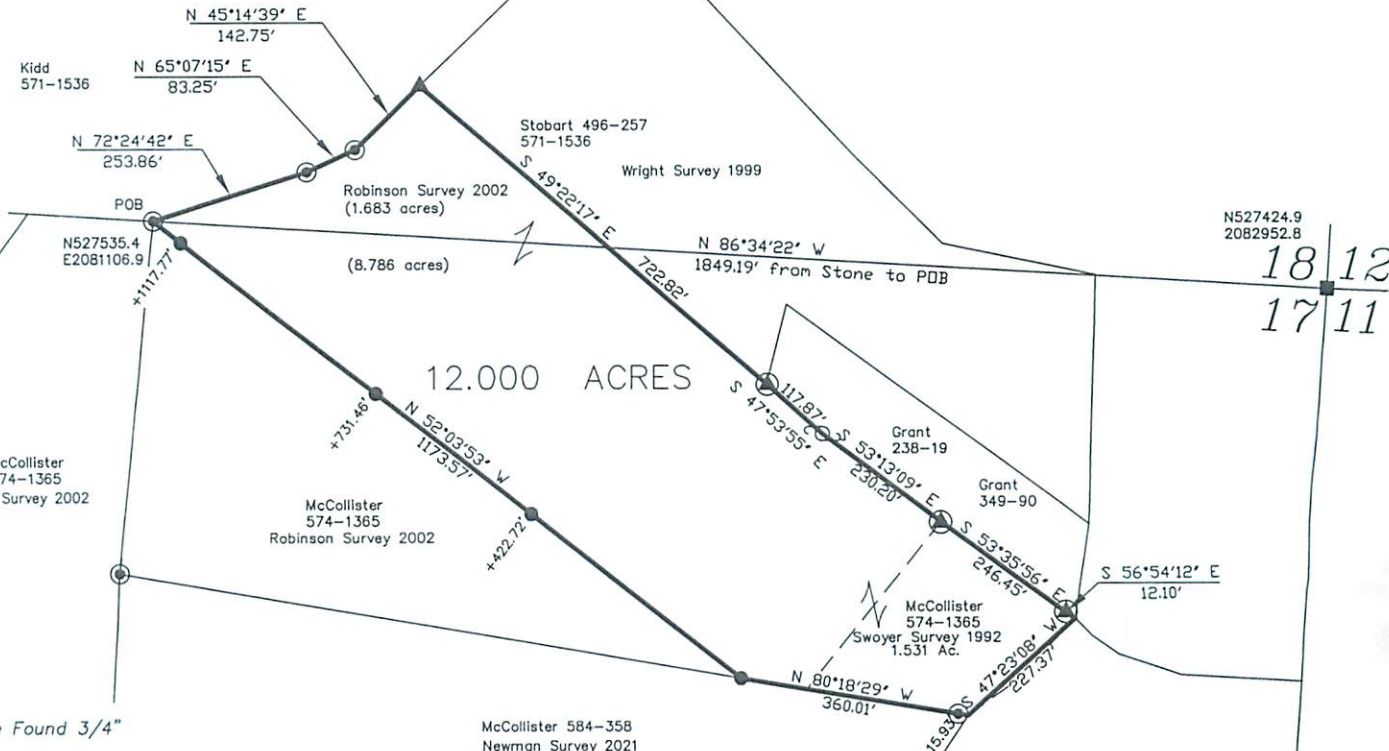
740-594-1884
740-591-5269

Plat of Survey of 12.000 Acres.
Situat Ohio Company Purchase, Town 10, Range 14, Section 17 & 18,
Dover Township, Athens County, Ohio.
Being part of the lands deeded to:
Charles W. McCollister and Betty Jo McCollister,
Official Record Book 574, pages 1365-1369, and
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Auditor Parcels G010010073000 & G010010072803.



Charles T. Newman
Charles T. Newman
Surveyed 5/24/2023

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



N527424.9
2082952.8
18 12
17 11

- ▲ Pipe Found 3/4"
- ▲ Iron Pin Found capped Wright
- Iron Pin Found capped Robinson
- Iron Pin Set capped Newman
- Stone Found
- △ Railroad Spike Found
- Utility Pole Deed Call

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial*
DATE: 5/30/23

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.