

62.180 Acres

Situate Ohio Company Purchase, Town 10, Range 14, Section 20, Dover Township, Athens County, Ohio.
Being lands deeded to Elmer Ellis Jacobs,
Official Record Book 251, page 318,
Parcel G010010044000

Beginning at a one-inch diameter pipe found at the Southeast corner of Lot 450 of the Village of Chauncey;

- 1.) Thence N78°30'35"E 93.61 feet along a common boundary of a 0.703- acre parcel deeded to Jacobs known as Parcel G020060000200 to an iron pin set;
- 2.) Thence N12°39'28"W 179.76 feet along said common boundary to a point in the center of State Route 13, passing an iron pin set at 149.76 feet;
- 3.) Thence N76°53'19"E 524.37 feet to a point in the center of State Route 13;
- 4.) Thence along a curve to the right, radius of 223.78 feet, curve length of 248.12 feet, chord bearing S71°20'55"E, and a chord distance of 235.60 feet to a point in the center of State Route 13;
- 5.) Thence S39°35'08"E 1141.94 feet to a Mag Nail found in the center of State Route 13 and bridge;
- 6.) Thence S42°03'45"W 121.30 feet to a point in the center of Sunday Creek;
- 7.) Thence S70°06'05"W 337.51 feet to a point in the center of Sunday Creek;
- 8.) Thence S48°39'49"W 51.03 feet to a point in the center of Sunday Creek;
- 9.) Thence S18°24'37"E 811.39 feet to a point in the center of Sunday Creek;
- 10.) Thence S02°49'46"E 124.06 feet to a point in the center of Sunday Creek;
- 11.) Thence S11°53'53"W 351.73 feet to a point in the center of the Hocking River at the confluence of Sunday Creek;
- 12.) Thence S56°34'17"W 100.82 feet to a point in the center of the Hocking River;
- 13.) Thence S40°56'11"W 60.06 feet to a point in the center of the Hocking River;
- 14.) Thence S27°20'48"W 148.11 feet to a point in the center of the Hocking River;
- 15.) Thence S56°13'03"W 95.31 feet to a point in the center of the Hocking River;
- 16.) Thence S82°07'39"W 99.63 feet to a point in the center of the Hocking River;
- 17.) Thence N81°23'18"W 115.18 feet to a point in the center of the Hocking River;
- 18.) Thence N59°16'17"W 103.64 feet to a point in the center of the Hocking River;
- 19.) Thence N45°51'29"W 100.54 feet to a point in the center of the Hocking River;
- 20.) Thence N21°42'44"W 91.74 feet to a point in the center of the Hocking River;
- 21.) Thence N13°16'39"W 100.12 feet to a point in the center of the Hocking River;
- 22.) Thence N05°27'45"W 114.64 feet to a point in the center of the Hocking River;
- 23.) Thence N32°50'55"E 77.04 feet to a point in the center of the Hocking River;
- 24.) Thence N37°21'48"E 106.42 feet to a point in the center of the Hocking River;
- 25.) Thence N09°27'03"E 276.46 feet to a point in the center of the Hocking River;
- 26.) Thence N36°41'01"W 202.72 feet to a point in the center of the Hocking River;

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...continued from first page to second and final page of survey boundary description

- 27.) Thence N52°12'40"W 89.90 feet to a point in the center of the Hocking River;
28.) Thence N72°34'06"W 198.47 feet to a point in the center of the Hocking River;
- 29.) Thence S89°28'13"W 238.54 feet to a point in the center of the Hocking River;
30.) Thence N12°57'57"W 619.93 feet along a common boundary to the Village of Chauncey to an iron pin found capped Wright, (passing an iron pin found capped Wright at 108.77 feet);
31.) Thence S77°24'14"W 200.73 feet along a common boundary to the Village of Chauncey to an iron pin set;
32.) Thence N12°40'26"W 660.19 feet to an iron pin set at the southeast corner of a 0.183-acre parcel deeded to the Village of Chauncey;
33.) Thence N79°27'32"E 28.14 feet to an iron pin found capped Wright at the southwest corner of a parcel deeded to Pierce 429-2136;
34.) Thence N78°09'05"E 27.00 feet along a common boundary to Pierce to a point at the southwest corner of Lot 456;
35.) Thence N78°30'35"E 346.50 feet along the south boundary of lots 456-450,(passing iron pins found capped Wright at 86.13 feet and at 235.61 feet) to the point of beginning containing a total of 62.180 acres.


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

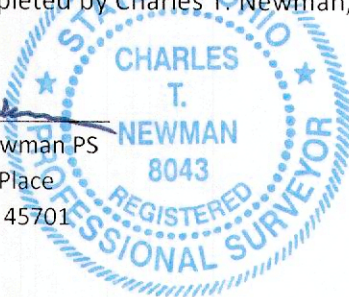
Subject to all easements, rights-of-way, covenants and agreements of record.

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 August 8, 2022.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/15/22

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

AUG 15 2022

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

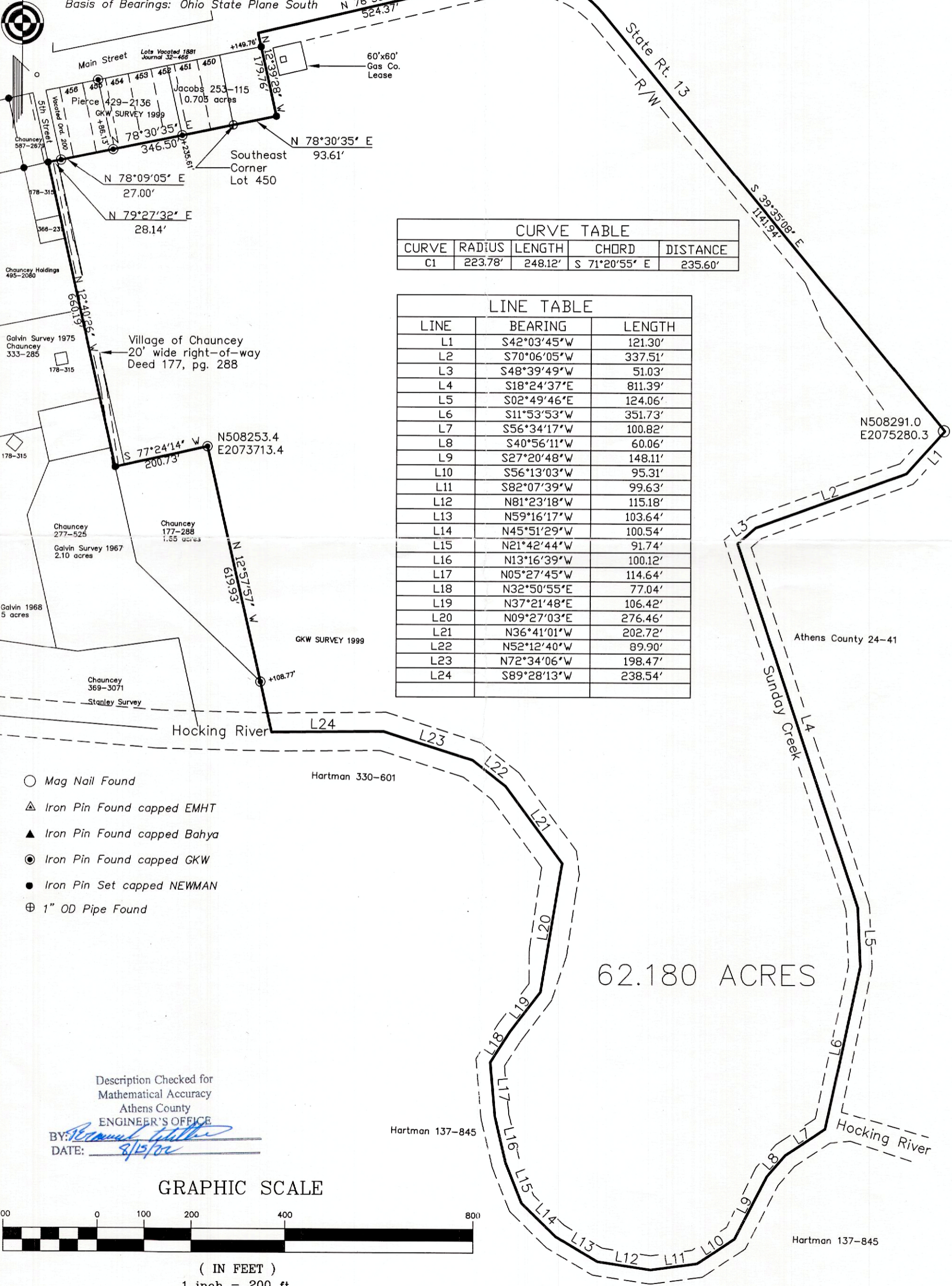
Plat of Survey of 62.180 Acres, and being an existing parcel.
Situating Ohio Company Purchase, Town 10, Range 14, Section 20,
Dover Township, Athens County, Ohio.
Being the lands deeded to: Elmer Ellis Jacobs
Official Record Book 251, page 318
Parcel G010010044000



This Survey was completed without the benefit of a Title Search
Prior Deeds and Surveys used as noted on Plat

Charles T. Newman
Charles T. Newman
Surveyed 8/8/2022

Basis of Bearings: Ohio State Plane South



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DISTANCE
C1	223.78'	248.12'	S 71°20'55" E	235.60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°03'45"W	121.30'
L2	S70°06'05"W	337.51'
L3	S48°39'49"W	51.03'
L4	S18°24'37"E	811.39'
L5	S02°49'46"E	124.06'
L6	S11°53'53"W	351.73'
L7	S56°34'17"W	100.82'
L8	S40°56'11"W	60.06'
L9	S27°20'48"W	148.11'
L10	S56°13'03"W	95.31'
L11	S82°07'39"W	99.63'
L12	N81°23'18"W	115.18'
L13	N59°16'17"W	103.64'
L14	N45°51'29"W	100.54'
L15	N21°42'44"W	91.74'
L16	N13°16'39"W	100.12'
L17	N05°27'45"W	114.64'
L18	N32°50'55"E	77.04'
L19	N37°21'48"E	106.42'
L20	N09°27'03"E	276.46'
L21	N36°41'01"W	202.72'
L22	N52°12'40"W	89.90'
L23	N72°34'06"W	198.47'
L24	S89°28'13"W	238.54'

- Mag Nail Found
- △ Iron Pin Found capped EMHT
- ▲ Iron Pin Found capped Bahya
- Iron Pin Found capped GKW
- Iron Pin Set capped NEWMAN
- ⊕ 1" OD Pipe Found

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles T. Newman*
DATE: 8/15/22

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

62.180 ACRES