

Tract 2  
48.105 Acres

Situate Ohio Company Purchase, Town 10, Range 14, Sections 20, 25, and 26,  
River Lots 347-351, Dover Township, Athens County, Ohio.

Auditor Parcels: G010010045700, G010010044300, G010010045200, G010010045100, G010010045000,  
G010010045300.

Deed references: OR 279-1357, OR 137-845, OR 137-840, DB 42-203.

Commencing at a point at the southwest corner of said Section 20;

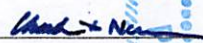
Thence N04°04'56"E 521.57 feet to the middle of the Hocking River, and being the point of beginning of  
the tract herein described;

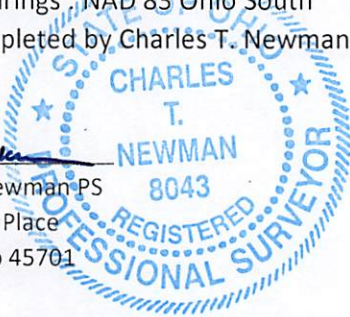
- 1.) Thence S39°48'37"W 513.78 feet to a point in the middle of the Hocking River;
- 2.) Thence S43°00'03"W 812.78 feet to a point in the middle of the Hocking River;
- 3.) Thence S31°44'21"W 186.38 feet to a point in the middle of the Hocking River;
- 4.) Thence N45°22'02"W 536.90 feet along a common boundary to ODOT 682 R/W, Hwy Plans ATH-682-06.54 to an iron pin set, passing an iron pin set at 146.62 feet;
- 5.) Thence N53°15'26"W 101.39 feet along the north right-a-way of 682 to an iron pin set;
- 6.) Thence N64°22'04"W 104.40 feet along said north right-a-way to an iron pin set;
- 7.) Thence N47°48'21"W 144.27 feet along said north right-a-way to an iron pin set;
- 8.) Thence N64°34'00"E 106.79 feet along a common boundary to Smith 610-2280 to an iron pin set;
- 9.) Thence N55°00'00"E 179.90 feet along said common boundary to an iron pin set;
- 10.) Thence N55°00'53"E 103.71 feet along a common boundary to Athens County Board of Commissioners 527-1973 to an iron set;
- 11.) Thence N52°00'53"E 277.40 feet along said common boundary to an iron pin found capped Cassell;
- 12.) Thence N43°30'53"E 243.70 feet along said common boundary to an iron pin found capped Cassell;
- 13.) Thence N42°12'10"E 893.13 feet along said common boundary to an iron pin found capped Cassell;
- 14.) Thence N64°59'00"E 477.78 feet along said common boundary to an iron pin found capped Cassell;
- 15.) Thence N23°36'13"W 156.04 feet along said common boundary to an iron pin set;
- 16.) Thence N63°01'36"E 49.24 feet along the bank of the old canal to an iron pin set;
- 17.) Thence N75°44'09"E 383.98 feet along a common boundary to Turnbull 530-2185, Roshon 234-699, and Burns 234-699, and Burns 234-699 to an iron pin found capped ODOT;
- 18.) Thence N75°54'12"E 16.91 feet along a common boundary to the Athens Bikeway 608-1331 to a point;
- 19.) Thence along a curve to the left having a radius of 87.00 feet, Length of 41.38 feet, chord bearing of S46°50'53"E, and a chord distance of 41.38 feet along the west right-a way of the Bikeway to a point;
- 20.) Thence along a curve to the left having a radius of 87.00 feet, length of 30.72 feet, chord bearing of S70°43'14"E, and chord distance of 30.56 feet to a point on the west right-a-way of the Bikeway;
- 21.) Thence S80°50'12"E 36.61 feet along the west right-away of the Bikeway to a point;


- 22.) Thence along a curve to the right having a radius of 63.00 feet, length of 36.65 feet, chord bearing of S64°10'09"E, and distance of 36.14 feet along the west boundary of the right-a-way of the Bikeway to a point;
- 23.) Thence S47°30'06"E 33.58 feet and continuing along said right-a-way to a point;
- 24.) Thence S75°42'16"W 19.66 feet and continuing along said right-a-way to a point;
- 25.) Thence S73°27'05"W 15.87 feet along said right-a way to an ODOT monument found;
- 26.) Thence S48°44'04"E 559.35 feet along said right-a-way to an ODOT monument found;
- 27.) Thence S01°26'04"W 34.34 feet along said right-a-way to a point;
- 28.) Thence S50°54'21"E 7.88 feet along said right-a-way to a point;
- 29.) Thence S53°50'24"E 100.35 feet along said right-a-way to a point;
- 30.) Thence S27°22'19"E 62.89 feet along said right-a-way to a point;
- 31.) Thence S27°24'16"E 58.09 feet along said right-a-way to a point;
- 32.) Thence S45°21'59"E 33.75 feet along said right-a-way to a point in the Hocking River;
- 33.) Thence S73°03'45"W 470.72 feet to a point in the middle of the Hocking River;
- 34.) Thence S70°54'59"W 343.23 feet to a point in the middle of the Hocking River;
- 35.) Thence S66°22'06"W 439.18 feet to the point of beginning containing a total of 48.105 acres.

Acreages of 10.00 acres are in Section 25, Acreages of 20.105 acres are in Section 26; Acreages of 18.00 acres are in Section 20.

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 March 7, 2025.

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



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 4/16/25

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

APR 10 2025

Jill Davidson  
 Athens County Auditor

Charles. T. Newman Surveying LLC

Professional Surveyor

Plat of Survey of 48.105 Acres, Tract 2,  
 Situate Ohio Company Purchase, Town 9, Range 14, Sections 20, 25, and 26., River Lots 347-351., Dover Township, Athens County, Ohio.  
 Deeded to: Ronald R. Hartman Trustee, Official Record Book 279, page 1357, Official Record Book 137, page 845,  
 Ronald R. Hartman, Jr. and Barbara A. Hartman Deed Vol. 42, page 203.  
 Mary E. Hartman Official Record 137, page 840,  
 Auditor's parcels; G010010045700, G010010044300, G010010045200, G010010045100, G010010045000, G010010045300,



Basis of Bearings: NAD83 Ohio South  
 Deeds, Prior Surveys, ODOT Plans reviewed as noted on Plat.  
 Athens County Auditor Tax Plat Parcel Numbers

Description Checked  
 with Accurate  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *[Signature]*  
 DATE: 4/10/25

Tract 2

LINE TABLE

LINE	BEARING	LENGTH
L1	S39°48'37"W	513.78'
L2	S43°00'03"W	812.78'
L3	S31°44'21"W	186.38'
L4	N45°22'02"W	536.90'
L5	N53°15'26"W	101.39'
L6	N64°22'04"W	104.40'
L7	N47°48'21"W	144.27'
L8	N64°34'00"E	106.79'
L9	N55°00'00"E	179.90'
L10	N55°00'53"E	103.71'
L11	N52°00'53"E	277.40'
L12	N43°30'53"E	243.70'
L13	N42°12'10"E	893.13'
L14	N64°59'00"E	477.78'
L15	N23°36'13"W	156.04'
L16	N63°01'36"E	49.24'
L17	N75°44'09"E	383.98'
L18	N75°54'12"E	16.91'
L19	S80°50'12"E	36.61'
L20	S47°30'06"E	33.58'
L21	S75°42'16"W	19.66'
L22	S73°27'05"W	15.87'
L23	S48°44'04"E	559.35'
L24	S01°26'04"W	34.34'
L25	S50°54'21"E	7.88'
L26	S53°50'24"E	100.35'
L27	S27°22'19"E	62.89'
L28	S27°24'16"E	58.09'
L29	S45°21'59"E	33.75'
L30	S73°03'45"W	470.72'
L31	S70°54'59"W	343.23'
L32	S66°22'06"W	439.18'
L33		

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	87.00'	41.38'	S 46°50'53" E	41.38'
C2	87.00'	30.72'	S 70°43'14" E	30.56'
C2	63.00'	36.65'	S 64°10'09" E	36.14'

