

0.092 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 11, Range 14, Section 9,  
Trimble Township, Athens County, Glouster, Ohio.

Being all the lands deeded to Kasler Holdings 32 High G LLC, Official Record Book 487, pages 2039-2040.

Commencing at an iron pin set at the southwest corner of Lot 199 of the William Bowkley Corrected Plat  
found in Envelope 142A of the Athens County Recorder's subdivision plats;

- 1.) Thence N14°08'31"E 40.00 feet along an unimproved alley to a ¾-inch diameter pipe found;
- 2.) Thence S85°32'21"E 43.91 feet along a common boundary to Wright 323-1106 to a #5 rebar found;
- 3.) Thence N47°50'28"E 7.37 feet to a Mag Nail set in a two-foot wide sidewalk;
- 4.) Thence S75°38'10"E 51.20 feet to a Mag Nail set in a two-foot wide sidewalk,  
(referencing a ¾"-diameter solid pipe found N14°08'31"E 3.50 feet);
- 5.) Thence S14°08'26"W 36.50 feet along the west boundary of High Street to an iron pin set;
- 6.) Thence N85°32'21"W 100.00 feet along a common boundary to a platted alley to the point of beginning  
containing a total of 0.092 acres.

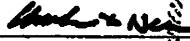
Plat of Survey is attached herewith and made a part thereof.

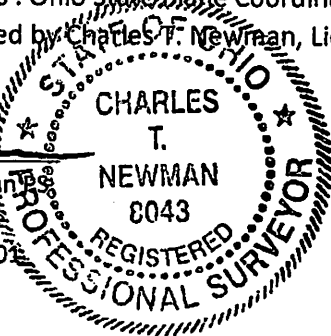
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

Basis of bearings : Ohio State Plane Coordinate System Ohio South NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 10, 2021.

  
Charles T. Newman  
66 Elmwood Place  
Athens, Ohio 45703



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 8/16/21

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

AUG 16 2021

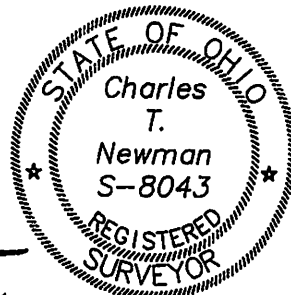
Jill Thompson  
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413



Plat of Survey of 0.092 Acres  
Situating Ohio Company Purchase, Town 11, Range 14, Section 9,  
Trimble Township, Athens County, Glouster, Ohio.  
Being all lands deeded to Kasler Holdings 32 High G LLC,  
Official Record Book 487, pages 2039-2040.

*Charles T. Newman*  
Charles T. Newman  
Surveyed 8/10/2021

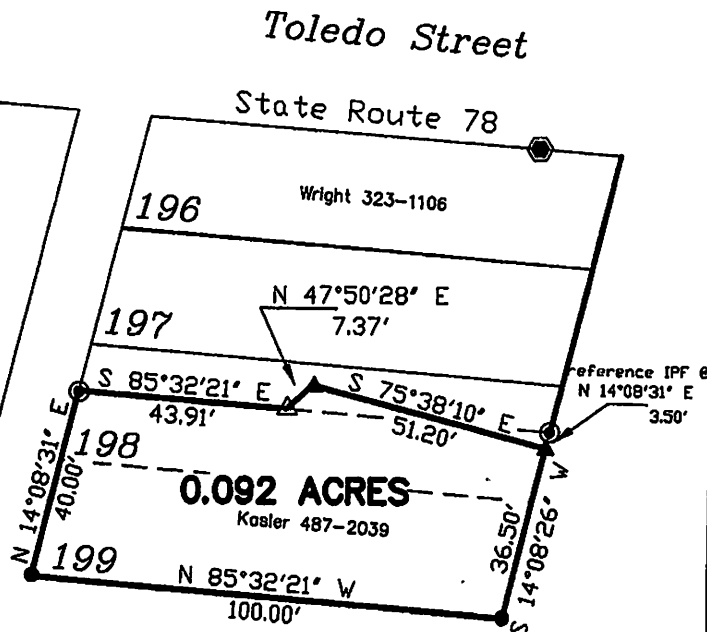
Basis of Bearings:  
Ohio State Plane Coordinate System Ohio South NAD83

ODOT Right-of-Way

Survey References:  
Deeds as noted on plat  
ODOT Centerline Plat ATH-78-8.30  
William Bowkley Corrected Plat Envelope 142A

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Perennial*  
DATE: *8/16/21*



- ▲ Iron Pin Found #5 rebar
- ▲ MAG Nail Set
- 3/4" DIAMETER PIPE
- Iron Pin Set capped NEWMAN
- Iron Pin Found 1" diameter square
- ODOT Monument Found

GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.