

0.055 ACRES

Situate Ohio Company Purchase, Town 10, Range 15, Section 12, Lee Township, Athens County, Ohio. Being a portion of the lands deeded to: Charles Paul Kostival and Margerite Kostival, Official Record Book 286, pages 429-431, and being more fully described as follows:

Commencing at a #5 rebar found at the northwest corner of the Southeast Quarter of said Section 12; Thence S63°05'33"E 1825.72 feet to an iron pin set; Thence N25°43'53"W 734.25 feet to a point in Baker Road, County Rd. 10, passing an iron pin set at 702.09 feet; Thence N60°36'13"E 25.55 feet along the centerline of County Road 10 to the point of beginning of the tract herein described;

- 1.) Thence N04°04'31"E 56.02 feet along a common boundary to Kostival 295-322, and the parent tract to a #5 rebar found;
- 2.) Thence S86°09'30"E 85.26 feet along a common boundary to Bruns 555-262, and the parent tract to a point in Baker Road, County Rd. 10;
- 3.) Thence S60°36'13"W 102.21 feet along the centerline of County Rd. 10 to the point of beginning containing a total of 0.055 acres.

Said 0.055 acres is to remain continuous and contiguous with the lands to the north, a parcel deeded to Rachel L. Bruns and Brandon M. Carter of Official Record Book 555, page 262.

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"

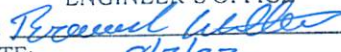
Basis of bearings : NAD 83 Ohio State Plane, South Zone.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 3, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 8/7/23

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

AUG 07 2023

Jill Davidson  
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269



Plat of Survey of (2) Tracts  
Situat Ohio Company Purchase, Town 10, Range 15, Section 12,  
Lee Township, Athens County, Ohio.  
Being portions of the lands deeded to:  
Charles Paul Kostival and Margerite Kostival  
Official Record Book 286, pages 429-431.  
Parent Parcel H010010032500.



*Charles T. Newman*  
Charles T. Newman  
Surveyed August 2023

Basis of Bearings: NAD 83  
Ohio State Plane Ohio South

Kostival  
295-322  
Wright Survey 2000

Bruns  
555-262

Hutchison  
528-20  
Bayha Survey 1979

N467272.2  
E2051410.1

Pipe Found  
in Elm Tree

N 60°36'13" E  
25.55'

N 04°04'31" E  
56.02'

S 86°09'30" E  
85.26'

+22.37'

S 86°09'30" E  
292.58'

N 60°36'13" E  
102.21'

0.055 Acres

Baker Road C-10

+702.09'

+118.21'

Kostival  
286-429

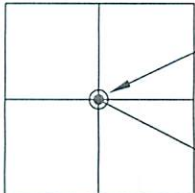
Kostival  
286-429

5.000 ACRES

N 25°43'53" W  
734.25'

S 11°27'52" E  
604.36'

Lee Twp.  
Section 12



NW Corner  
of the  
SE Quarter  
N467393.4  
E2049698.1

S 63°05'33" E  
1825.72'

S 61°14'54" W  
233.35'

N466567.1  
E2051326.1

Kostival  
286-429

- Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman 8043
- Iron Pipe Found 1-inch OD

Prior Surveys and Deeds used as noted on Plat

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Priscilla Walker*  
DATE: 8/7/23