

5.00 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 at the point of beginning of the tract herein described;
1.) Thence N25°43'53"W 734.25 feet over the lands of the parent tract to a point in Baker Road, County
Rd. 10, passing an iron pin set at 702.09 feet;
2.) Thence N60°36'13"E 25.55 feet along the centerline of County Road 10 to a point;
3.) Thence N60°36'13"E 102.21 feet along the centerline of County Rd. 10 to a point;
4.) Thence S86°09'30"E 292.58 feet, passing a one-inch diameter pipe found at 22.37 feet along a common
boundary to Hutchison 528-20 to a one-inch diameter pipe found in the base of an elm tree;
5.) Thence S11°27'52"E 604.36 feet, passing an iron pin set at 118.21 feet over the lands of the parent
tract to an iron pin set;
6.) Thence S61°14'54"W 233.35 feet over the lands of the parent tract to the point of beginning containing
a total of 5.000 acres.

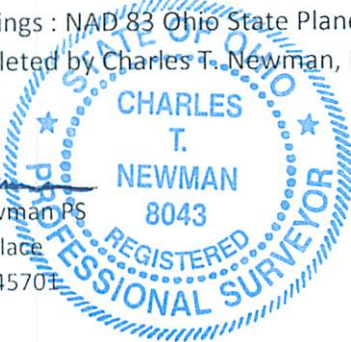
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

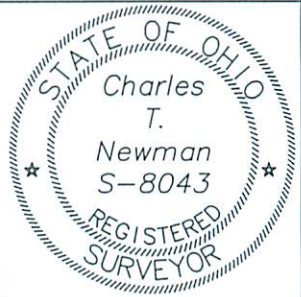
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Plat of Survey of (2) Tracts
Situating 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'

N 60°36'13" E
102.21'

S 86°09'30" E
292.58'

0.055 Acres

Baker Road C-10

+702.09'

+118.21'

Kostival
286-429

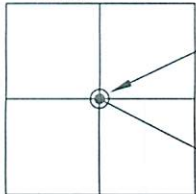
Kostival
286-429

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: *Bruce Walker*
DATE: 8/7/23