

MAR 28 2023

Jill Thompson
Athens County Auditor

5.703 Acres

Situate Ohio Company Purchase, Town 10, Range 15, Section 7, Lee Township, Athens County, Ohio.
Being part of the lands and the parent tract deeded to: Anthony Sayers and Janet Sayers,
Official Record Book 515, pages 1237-1250, Parcel H010010002700.
Commencing at an iron pin found of number 5 rebar at the northeast corner of the Southwest Quarter of
said Section 7;
Thence S04°28'00"W 1050.33 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S05°16'49"W 359.14 feet over the lands of the parent tract to an iron pin set;
- 2.) Thence N69°52'38"W 470.03 feet and continuing over the parent tract to an iron pin set;
- 3.) Thence N36°31'28"W 404.71 feet and continuing over the parent tract to a point in Columbia Road,
County Rd. 71, passing an iron pin set at 374.71 feet;
- 4.) Thence N35°07'46"E 119.11 feet to point in the center of County Rd. 71;
- 5.) Thence N34°05'14"E 80.89 feet to a point in the center of County Rd. 71;
- 6.) Thence S63°58'06"E 669.28 feet along a common boundary to a 6.103 acres tract of Sayers 598-1246
to the point of beginning containing a total of 5.703 acres.

Subject to and reserving that part of an existing 20.00 feet wide right-a-way easement;
Beginning at a point in the center of Columbia Road, County Rd. 71, and being N34°53'16"E 118.71 feet
from the northeast corner of said 5.703 acres tract. Said easement having a width of 20.00 feet, and being
10.00 feet left and 10.00 feet right of the following described courses;

Thence S06°06'41"E 86.21 feet to a point in the center of an existing driveway;
Thence S14°23'07"E 30.63 feet to a point in the center of an existing driveway;
Thence S30°15'36"E 31.44 feet to a point in the center of an existing driveway;
Thence S45°40'32"E 29.11 feet to a point in the center of an existing driveway;
Thence S58°23'10"E 29.11 feet to a point in the center of an existing driveway;
Thence S62°08'40"E 341.92 feet to a point in the center of an existing driveway;
Thence S69°23'40"E 37.67 feet to a point in the center of an existing driveway;
Thence S84°56'35"E 39.43 feet to a point in the center of an existing driveway;
Thence N75°58'04"E 49.74 feet to a point in the center of an existing driveway and being the
terminus of said right-a-way. Said easement over the land of both White 597-2595, and Sayers 598-1246.


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 21, 2023.


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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/29/23

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Plat of Survey of 5.703 Acres.
Situate Ohio Company Purchase, Town 10, Range 15, Section 7,
Lee Township, Athens County, Ohio.
Parent tract deeded to: Anthony Sayers and Janet Sayers
Official Record Book 515, pages 1237-1250. Parcel H0100100002700

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bryanly Lettler*
DATE: 3/29/23

Charles T. Newman
Charles T. Newman
Surveyed March 2022

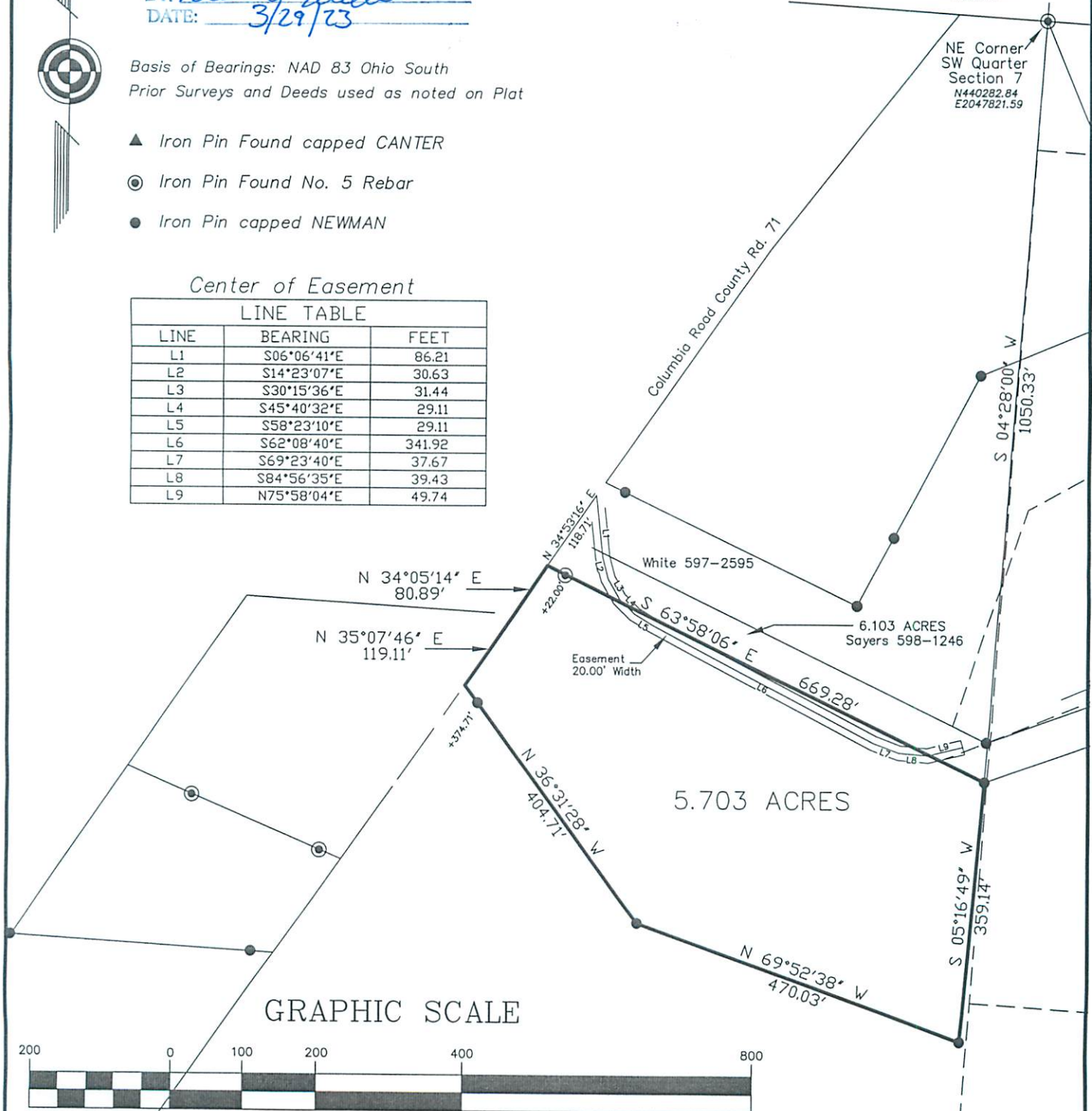


Basis of Bearings: NAD 83 Ohio South
Prior Surveys and Deeds used as noted on Plat

- ▲ Iron Pin Found capped CANTER
- Iron Pin Found No. 5 Rebar
- Iron Pin capped NEWMAN

Center of Easement

LINE TABLE		
LINE	BEARING	FEET
L1	S06°06'41"E	86.21
L2	S14°23'07"E	30.63
L3	S30°15'36"E	31.44
L4	S45°40'32"E	29.11
L5	S58°23'10"E	29.11
L6	S62°08'40"E	341.92
L7	S69°23'40"E	37.67
L8	S84°56'35"E	39.43
L9	N75°58'04"E	49.74



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.