

BY: Charles T. Newman
DATE: 5/15/18


Description of 9.50 Acres

Description of a tract of land situate the Ohio Company Purchase Town 4, Range 13, Fraction 24,
(Auditor Sections 27 and 28), Lodi Township, Athens County, Ohio.
Being part of the land deeded to James B. Jeffers Jr.,
Official Record Book 526 pages 2273-2274.
Auditor Parcel J010010042300, and being more fully described as follows:

Commencing at a notched stone found at the Southwest Corner of Fraction 24;
Thence N03°30'20"E 713.67 feet along the west boundary of Fraction 24 to an iron pin set at the point of
beginning of the tract herein described;

- 1.) Thence N03°30'20"E 935.75 feet along said Fraction Line and being a common boundary to
Jeffers 526-2271 and Jeffers 526-2273 to a Mag Nail Set in the center of Township Road 16,
Pleasanton Rd, passing an iron pin set at 835.75 feet;
- 2.) Thence N51°31'32"E 90.00 feet along said Road to a Mag Nail set in the center of said Road;
- 3.) Thence S33°48'28"E 591.12 over the lands of Jeffers 526-2276 to an iron pin set, passing an iron pin
set at 60.00 feet;
- 4.) Thence S24°20'50"E 606.01 feet over the lands of Jeffers to an iron pin set;
- 5.) Thence N85°41'11"W 708.42 feet over the lands of Jeffers to the point of beginning containing
a total of 9.50 Acres.

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 30 inches length number 5 rebar capped "NEWMAN PS-8043"
Basis of bearings N86°08'09"W being the north line of Fraction 24.
The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor Registered PS-8043 on May 13, 2018.


Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45704
May 13, 2018



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

MAY 16 2018

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 9.50 Acres
Situate Ohio Company Purchase Town 4, Range 13, Fraction 24,
(Auditor Plat Section 27 and Section 28),
Lodi Township, Athens County, Ohio.
Being a part of the lands deeded to James B. Jeffers Jr.,
Official Record Book 526 pages 2273-2274.
Parent Parcel J010010042300



Charles T. Newman
Charles T. Newman
Surveyed May 2018

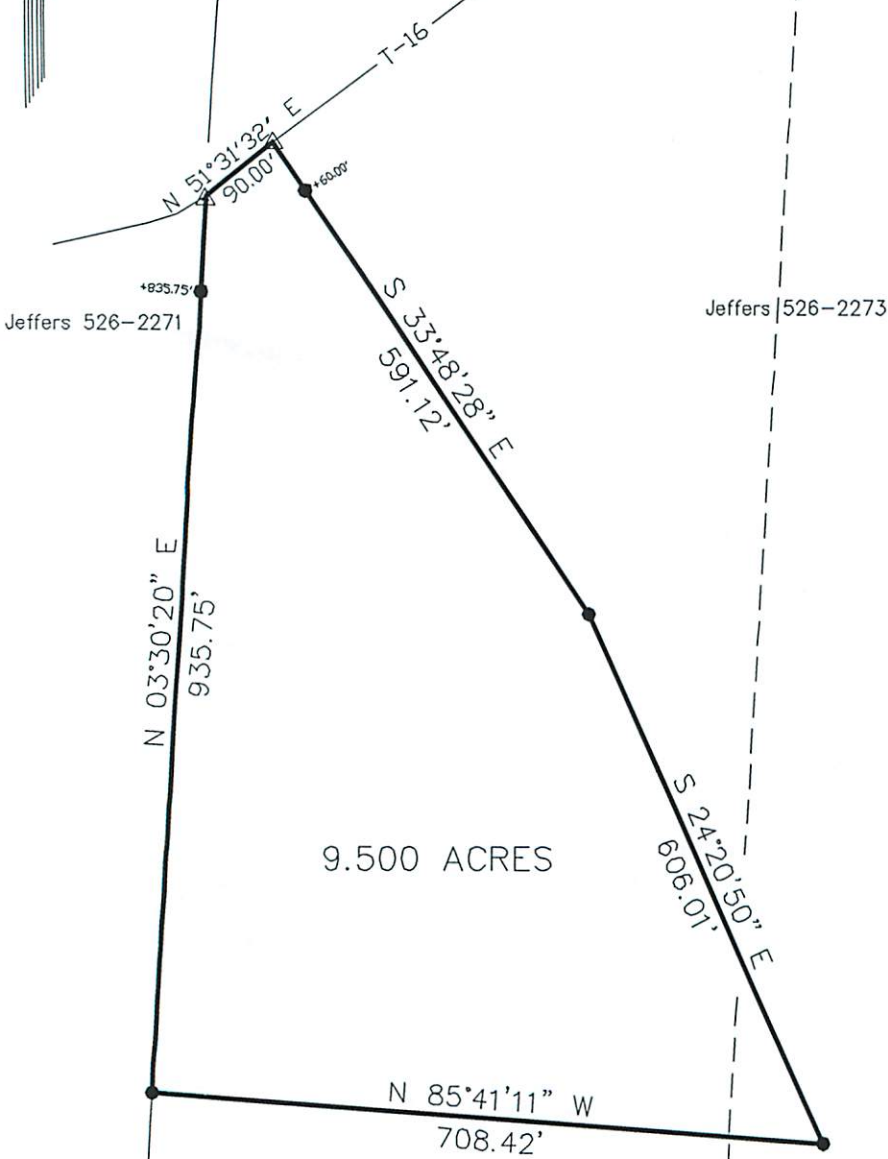


Fraction 24

Fraction 34
Fraction 24

N 86°08'09" W

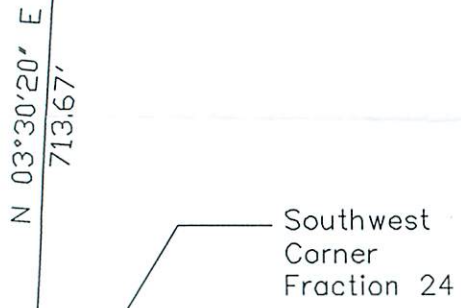
Basis of Bearings:
North Line of Fraction 24 N 86°08'09" W
NAD 83 South Zone
Iron Pins Set 30 inches length of #5 rebar capped NEWMAN PS-8043
Survey is based on an actual field survey.



9.500 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian Williams oes*
DATE: 5/15/18

- ▲ Mag Nail Set
- ▲ Iron Pin Found rebar #5
- Iron Pin Found capped "CANTER"
- Iron Pin Set capped "NEWMAN"
- Notched Stone Found



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.