


Description of 10.00 Acres

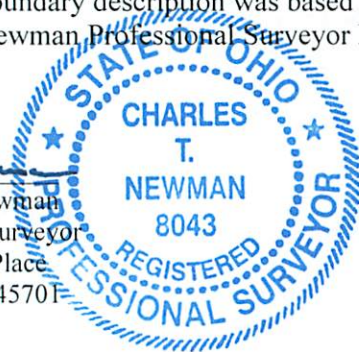
Description of a tract of land situate the Ohio Company Purchase Town 4, Range 13, Fraction 24, (Auditor Sections 27 and 28), Lodi Township, Athens County, Ohio. Being part of the land deeded to James B. Jeffers Jr., Official Record Book 526 pages 2273-2274. Auditor Parcel J010010042300, and being more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

Commencing at a notched stone found at the Southwest Corner of Fraction 24; Thence N03°30'20"E 2173.15 feet along the west boundary of Fraction 24, passing iron pins set at 713.67 feet and 1549.42 feet to the calculated northwest corner of Fraction 24; Thence S86°08'09"E 452.59 feet along the north boundary of Fraction 24 to an iron pin found in the center of County Road 16, Pleasanton Rd. and being the point of beginning of the tract herein described;

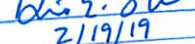
- 1.) Thence S86°08'09"E 790.13 feet along the north boundary of Fraction 24 and being a common boundary to Jeffers 526-2273 and Porter 449-2145 to an iron pin set, passing an iron pin found at 40.00 feet and a stone found at 154.82 feet;
- 2.) Thence S09°43'16"W 628.86 feet along a common boundary to Jeffers 526-2273 and Mallory 341-343 to an iron pin set;
- 3.) Thence N68°28'34"W 1021.86 feet over the lands of Jeffers 526-2273 to a point in the center of County Road 16, passing an iron pin set at 981.86 feet;
- 4.) Thence N46°20'00"E 199.78 feet to a point in the center of County Road 16;
- 5.) Thence N40°27'47"E 113.85 feet to a point in the center of County Road 16;
- 6.) Thence N34°12'57"E 89.01 feet to the point of beginning containing a total of 10.00 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 February 18, 2019.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 2/19/19

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

FEB 20 2019

Jill Thompson  
Athens County Auditor

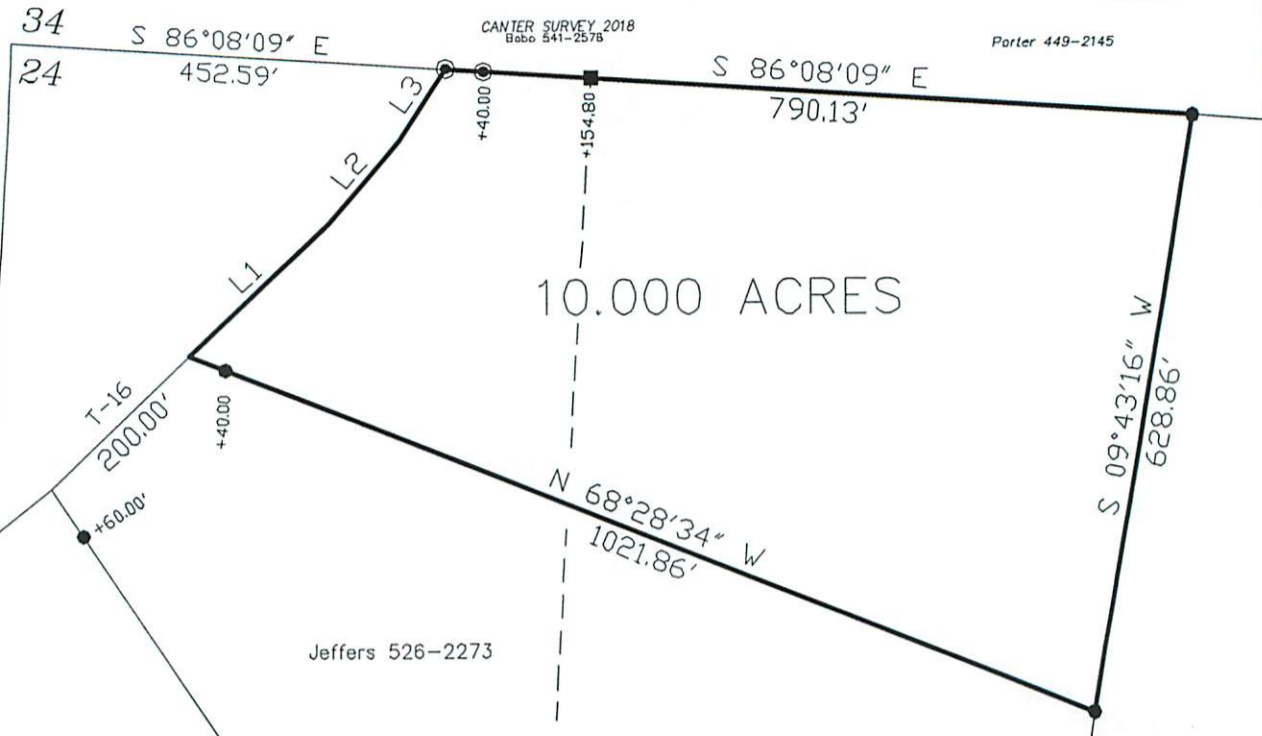
C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 10.00 Acres  
Situating 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 2/18/2018



LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°20'00\"E	199.78
L2	N40°27'47\"E	113.85
L3	N34°12'57\"E	89.01

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *David E. Stovall*  
DATE: *2/19/19*

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

Basis of Bearings:  
North Line of Fraction 24  
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.

Southwest  
Corner  
Fraction 24

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

Fraction 24  
Fraction 33