

Runyon Lane Lot 1
0.727 Acres

Situate Ohio Company Purchase, Town 12, Range 15, Section 18,
York Township, Athens County, Nelsonville, Ohio.

Being a portion of the real estate deeded to: Barbara Runyon of Official Record 618, pages 2326-2331.

Commencing at a stone found at the southeast corner of said Section 18;
Thence N41°39'17"W 1697.90 feet to a point in the center of Burr Oak Blvd., and being the point of
beginning of the Lot herein described;

- 1.) Thence S66°39'48"W 96.42 feet to a point in the center of Burr Oak Blvd.;
- 2.) Thence N45°45'58"W 287.66 feet, (passing iron pins set at 32.83 feet and at 253.66 feet) along a common boundary to Lot 1 and Lot 2 of Runyon 618-2326 to a point;
- 3.) Thence N59°11'17"E 32.47 feet along a common boundary to a 10.766 acres tract of Runyon 618-2326 to an iron pin found capped LPG 6344;
- 4.) Thence S85°55'29"E 176.81 feet along a common boundary to Cunningham 478-1337 to an iron pin found capped LPG 6344;
- 5.) Thence S28°29'26"E 189.49 feet (passing an iron pin set at 165.00 feet) along a common boundary to Cunningham 478-1337 to the point of beginning containing a total of 0.727 acres.

Plat of Survey is attached herewith and made a part thereof.

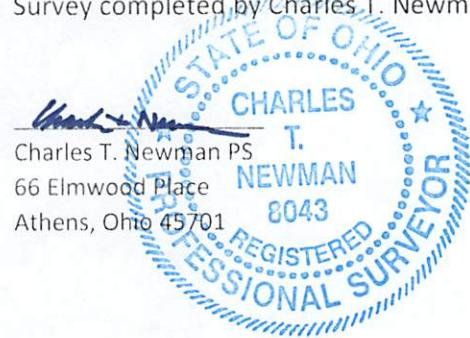
Together with and having rights of an ingress/egress easement known as Runyon Lane.

Subject to all other 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 November 13, 2025.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/18/25

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

NOV 18 2025

Jill Davidson
Athens County Auditor



Plat of Survey of (4) Lots
Situate Ohio Company, Town 12, Range 15, Section 18,
York Township, Athens County, Nelsonville, Ohio.
Deeded to: Barbara Runyon
Official Record 626, pages 749-751
Parent Parcel P030380004101

Basis of Bearings: NAD83 Ohio South
Deeds and Prior Surveys reviewed as noted on Plat

Charles T. Newman
Charles T. Newman
Surveyed November 2025



Newman Survey 2025
Runyon
626-752

N 43°01'16"
E 230.79'
Runyon Ln.
Lot 4
0.771 acres

Lot 3
68 acres

Lot 2
0.751 acres

Lot 1
0.727 acres

Gerstner Survey 1996

SE Corner Sec. 18 18|12
N529502.2 17|11
E2051403.3

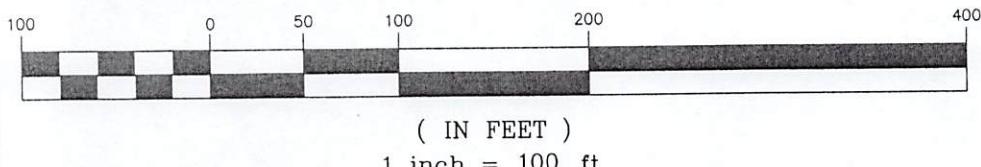
Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE
BY: Reserve Master
DATE: 11/26/25

461-688
ODOT

GRAPHIC SCALE



- Iron 2-inch square tubing found
- △ Iron Pipe Found 1.5" OD
- ▲ Iron Pin Found capped LPG 6344
- Iron Pin Found capped Swoyer
- Iron Pin Set capped Newman
- Stone Found
- ◆ Monument Found ODOT or Forest Service