

Runyon Lane Lot 2
0.751 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.;
Thence S66°39'48"W 96.42 feet to a point in the center of Burr Oak Blvd., and being the point of
beginning of the Lot herein described;

- 1.) Thence S70°24'17"W 104.96 feet to a point in the center of Burr Oak Blvd.;
- 2.) Thence S73°44'26"W 78.68 feet to a point in the center of Burr Oak Blvd.;
- 3.) Thence N23°58'16"W 239.44 feet (passing iron pins set at 30.27 feet and at 193.38 feet) along a
common boundary to Lot 2 and Lot 3 of Runyon 618-2326 to a point;
- 4.) Thence N59°11'17"E 76.36 feet along a common boundary to a 10.766 acres tract of
Runyon 618-2326 to a point;
- 5.) Thence S45°45'58"E 287.66 feet (passing iron pins set at 34.00 feet and 254.83 feet) along a common
boundary to Lot 1 and Lot 2 of Runyon 618-2326 to the point of beginning containing a total of 0.751
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.

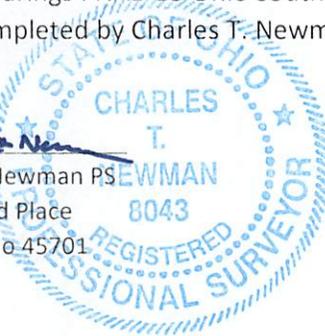
Subject to all other easements, rights-of-way, covenants and agreements of record.

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.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/14/25

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

NOV 18 2025

Jill Davidson
Athens County Auditor

Runyon Lane Lot 3
0.568 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 Burt Oak Blvd.
Thence S66°39'48"W 96.42 feet to a point in the center of Burr Oak Blvd.;
Thence S70°24'17"W 104.96 feet to a point in the center of Burr Oak Blvd.;
Thence S73°44'26"W 78.68 feet to a point in the center of Burr Oak Blvd., and being the point of
beginning of the Lot herein described;

- 1.) Thence S73°44'26"W 96.26 feet to a point in the center of Burr Oak Blvd.;
- 2.) Thence S73°47'27"W 14.42 feet to a point in the center of Burr Oak Blvd.;
- 3.) Thence N23°57'53"W 211.42 feet (passing iron pins set at 30.28 feet and at 169.04 feet) to an iron pin set;
- 4.) Thence N59°11'17"E 110.43 feet along a common boundary to a 10.766 acres tract of Runyon 626-752 to a point;
- 5.) Thence S23°58'16"E 239.44 feet (passing iron pins set at 46.06 feet and at 209.17 feet) to the point of beginning containing a total of 0.568 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.

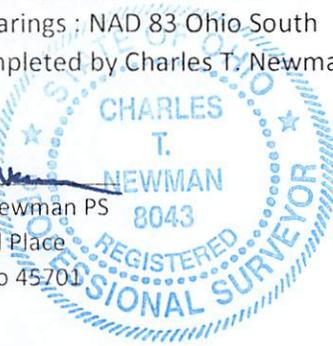
Subject to all other easements, rights-of-way, covenants and agreements of record.

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.


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



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NOV 18 2025

Jill Davidson
Athens County Auditor

Runyon Lane Lot 4
0.771 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.;
Thence S66°39'48"W 96.42 feet to a point in the center of Burr Oak Blvd.;
Thence S70°24'17"W 104.96 feet to a point in the center of Burr Oak Blvd.;
Thence S73°44'26"W 78.68 feet to a point in the center of Burr Oak Blvd.;
Thence S73°44'26"W 96.26 feet to a point in the center of Burr Oak Blvd.;
Thence S73°47'27"W 14.42 feet to a point in the center of Burr Oak Blvd., and being the point of beginning of the Lot herein described;

- 1.) Thence S73°47'22"W 159.18 feet to a point in the center of Burr Oak Blvd.;
- 2.) Thence S68°40'55"W 79.73 feet to a point in the center of Burr Oak Blvd.
- 3.) Thence N09°23'56"W 99.22 feet (passing an iron pin set at 50.00 feet) along a common boundary to a 10.766 acres tract of Runyon 626-752 to an iron pin set;
- 4.) Thence N43°01'16"E 230.79 feet along said Runyon tract to an iron pin set;
- 5.) Thence S23°57'53"E 211.42 feet (passing iron pins set at 42.38 feet, and at 181.14 feet) along a common boundary to Lot 3 and Lot 4 to the point of beginning containing a total of 0.771 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.


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



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

Legal Description Pre-Approval
APPROVED
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NOV 18 2025

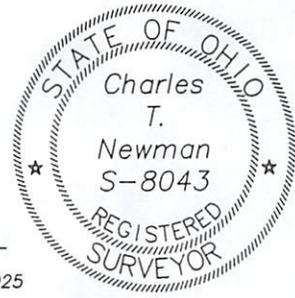
Jill Davidson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

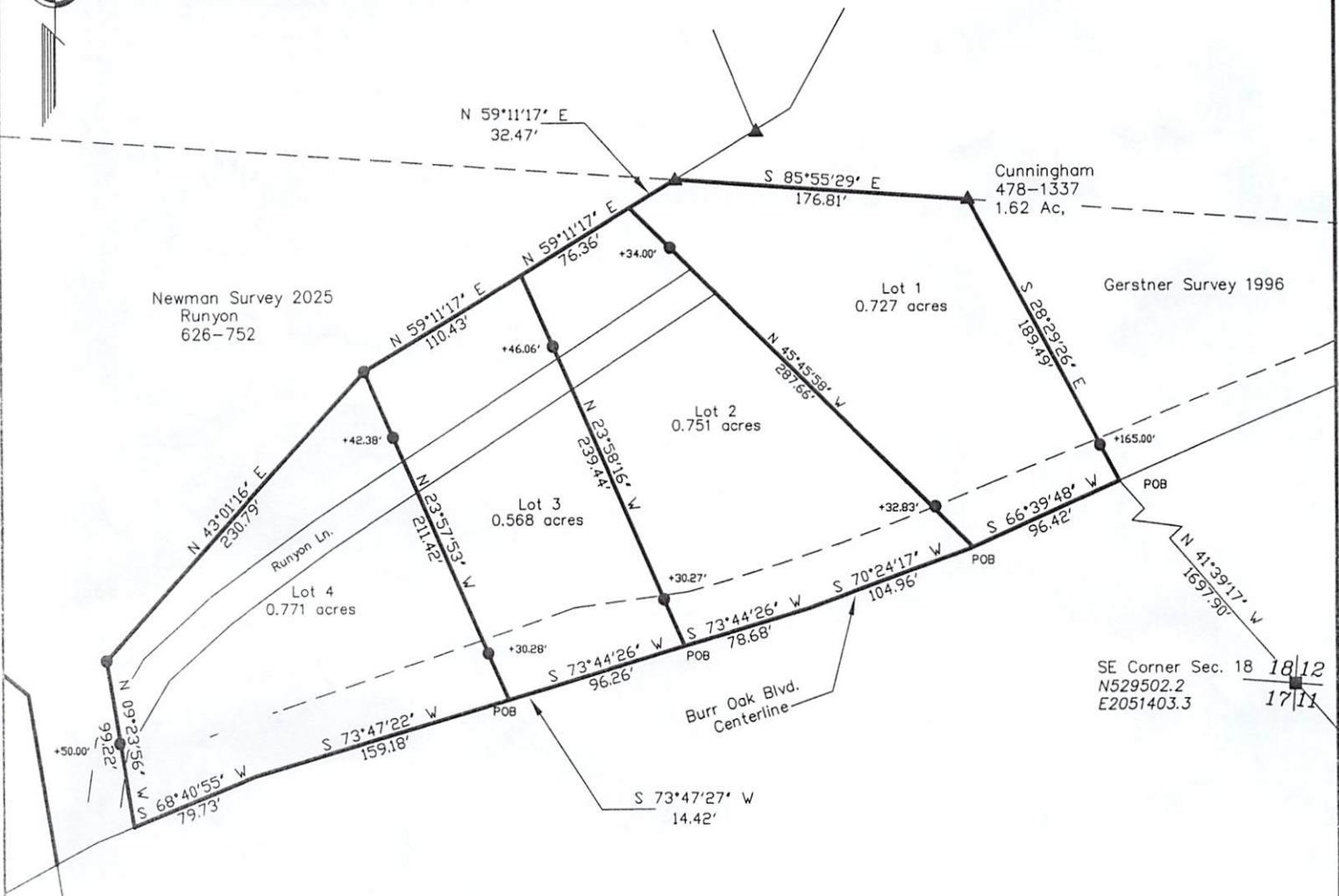
740-594-1884
740-591-5269

Plat of Survey of (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



Charles T. Newman
Charles T. Newman
Surveyed November 2025

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

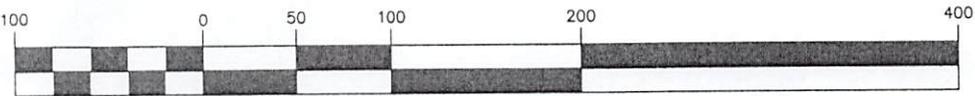


SE Corner Sec. 18 18/12
N529502.2
E2051403.3
17/11

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Walker*
DATE: *11/18/25*

- 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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

461-688
ODOT