

5.00 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 6, Range 12, Section 12, Rome Township, Athens County, Ohio, and being more fully described as follows:
Being lands deeded to John R. Hizey, Official Record Book 547, pages 1917-1919, Parcel Four, and being all of Auditor's Parcel Number K010010024400.

Commencing at an iron pin found capped CTS 6844 at the northwest corner of said Section 12;
Thence S00°10'44"E 3280.28 feet along the west line of Section 12 to an iron pin found capped Cannon 7224;
Thence N89°49'16"E 81.00 feet to an iron pin set at the point of beginning of the parcel herein described;

- 1.) Thence N89°49'16"E 280.50 feet along a common boundary to Tompkins 519-1695 to an iron pin set;
- 2.) Thence S00°10'44"E 776.47 feet along a common boundary to Jenkins 351-693 to an iron pin set;
- 3.) Thence S89°49'16"W 280.50 feet along said common boundary to an 5/8-inch diameter steel pin found in concrete;
- 4.) Thence N00°10'44"W 776.47 feet along said common boundary to the point of beginning containing a total of 5.00 acres.

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


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

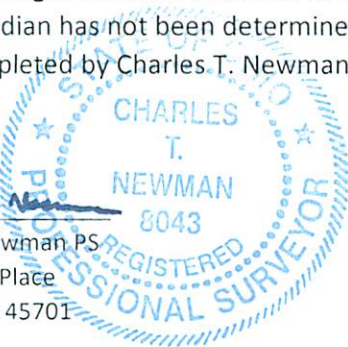
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted west line of Section 12.


A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 14, 2021.


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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/19/21

APR 20 2021

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of an existing parcel of 5.00 Acres.
Situat Ohio Company Purchase, Town 6, Range 12, Section 12,
Rome Township, Athens County, Ohio.
Being all of the lands deeded to John R. Hizey,
Official Record Book 547, pages 1917-1919, Parcel Four,
Tax Parcel K010010024400.



Charles T. Newman
Charles T. Newman
Surveyed April 2021

13.7
18' NW Corner Section 12

Basis of Bearings: Denoted west line of Section 12
A True Meridian has NOT been determined

North R/W C-85 Big Run Rd.

C/L C-85

Tompkins 519-1695
Cannon Survey 2003

L1
N 89°49'16" E
280.50'

Hizey 547-1917
K010010024400
5.000 ACRES

N 00°10'44" W
776.47'

S 00°10'44" E
776.47'

S 89°49'16" W
280.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'16"E	81.00'

- ▲ IPF capped CTS (Smith)
- ▲ IPF capped Roush
- IPF capped Cannon 7224
- Iron Pin Set capped NEWMAN 8043
- Stone Found
- ⬢ IPF 5/8" diameter steel in concrete

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bertrand W. Fulton*
DATE: 4/19/21

Jenkins 351-693

GRAPHIC SCALE

Pollock 486-1642



(IN FEET)

1 inch = 200 ft.