

28.291 Acres

Situate Ohio Company Purchase, Town 6, Range 12, Section 13, Rome Township, Athens County, Ohio.  
Being a resurvey of the lands deeded to:  
Robert L. Stevens and Sheryl Stevens, Official Record Book 452, pages 1711-1712.  
Parcel K010010049100

Commencing at a notched stone found at the southeast corner of said Section 13;  
Thence N87°38'36"W 2460.18 feet to a point in a ditch and being the point of beginning of the parcel herein described;

- 1.) Thence N87°38'36"W 904.93 feet to a stone found, passing a #5 rebar found at 272.67 feet along a common boundary to Bearhs 124-869, and Maccombs 439-1468;
- 2.) Thence N05°24'15"E 1397.56 feet along a common boundary to Seven Generations 588-1964 to a one-inch diameter rolled steel found;
- 3.) Thence S88°00'00"E 858.00 feet along a common boundary to Mattix 481-111, and Flowers 173-148 to an iron pin set;
- 4.) Thence S03°28'30"W 1401.19 feet, (passing one-inch diameter pipes found at 567.53 feet and at 1383.07 feet) along a common boundary to Flowers 173-148, Gerald Hart 344-69, and Hart 343-429, to the point of beginning containing a total of 28.291 acres.

Deed Volume 124, page 869 included "appurtenant right", including a 50-foot wide access easement.


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

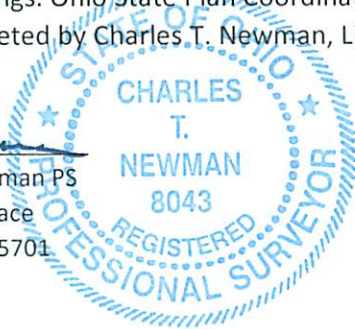
Subject to all easements, rights-of-way, covenants, and agreements of record.

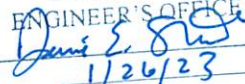
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of Bearings: Ohio State Plan Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 24, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/26/23

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

JAN 26 2023

Jill Thompson  
Athens County Auditor

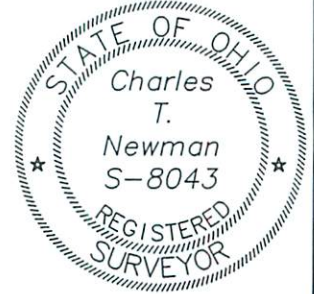
C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 28.291 Acres  
Situat Ohio Company Purchase, Town 6, Range 12, Section 13, Rome Township, Athens County, Ohio.  
Being deeded to: Robert L. Stevens and Sheryl A. Stevens,  
Deed Book 452, pages 1711-1712 (parcel K010010049100)

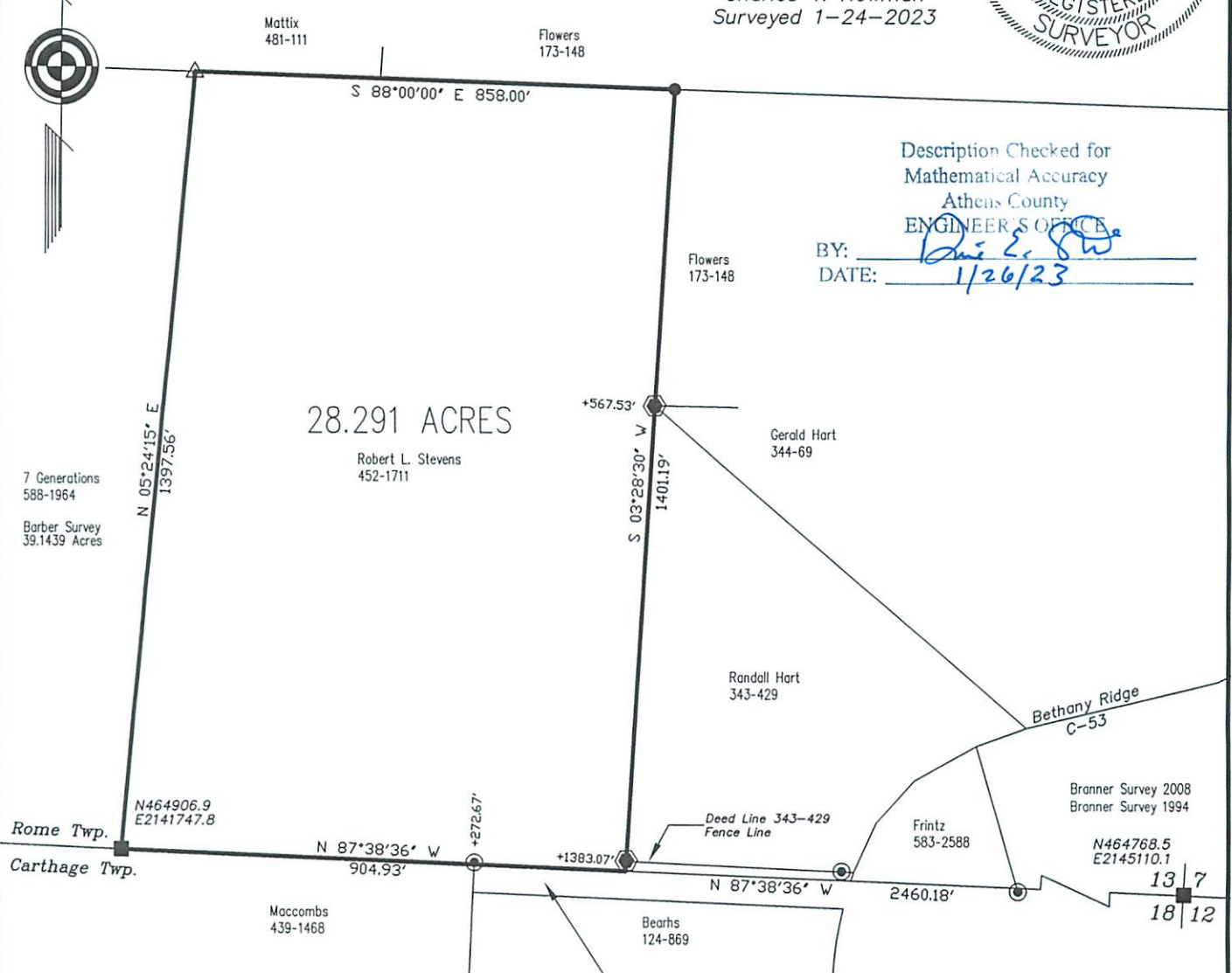
Basis of Bearings: Ohio State Plane Coordinate System NAD83 Ohio South  
Prior Surveys and Deeds used as noted on Plat



*Charles T. Newman*  
Charles T. Newman  
Surveyed 1-24-2023

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 1/26/23



28.291 ACRES  
Robert L. Stevens  
452-1711

Prior Deed Volume 124, page 869 included "appurtenant rights" including a 50 foot wide access easement.

- ⬢ Pipe Found 1-inch OD
- ⚠ Iron Pin Found 1-inch diameter rolled steel
- ▲ Iron Pin Found capped 6805
- ⊙ Iron Pin Found #5 rebar
- Iron Pin Set capped NEWMAN
- Stone Found

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.