

4.373 ACRES

Description of (2) existing parcels of land combined as one tract.

Situate Ohio Company Purchase, Town 6, Range 12, Section 18, Rome Township, Athens County, Ohio. Being deeded to John R. Hizey, Official Record Book 547, pages 1917-1919, and being all Parcel 5 (K010010026100), and all of Parcel 6 (K010010026200).

Commencing at an iron pin found capped Smith at the northeast corner of said Section 18;
Thence S00°10'44"E 2643.58 feet to an iron pin found capped Smith;
Thence S00°10'44"E 232.71 feet to an iron pin found capped Roush;
Thence S00°10'44"E 122.81 feet, (passing an iron pin found capped Cannon at 50.00 feet) to a point;
Thence S88°58'21"W 88.52 feet to a #6 rebar found at the point of beginning of the tract herein described;

- 1.) Thence S88°19'07"W 451.60 feet along a common boundary to Jenkins 351-693 to an iron pin set;
- 2.) Thence N89°47'50"W 151.50 feet along said common boundary to an iron pin set;
- 3.) Thence S60°27'10"W 267.40 feet along said common boundary to an iron pin set;
- 4.) Thence N46°08'40"W 63.95 feet along a common boundary to Pollock 486-1642 to an iron pin found capped Branner;
- 5.) Thence S66°23'48"W 361.02 feet along said common boundary to an iron pin found capped Branner;
- 6.) Thence N22°22'06"W 112.02 feet along said common boundary to a ½-inch diameter Mag Nail set in T-192 bridge deck;
- 7.) Thence N66°25'21"E 312.18 feet along a common boundary to Bailey 496-639 to a point in Big Run Creek;
- 8.) Thence N46°08'40"W 58.65 feet along said common boundary to an iron pin set;
- 9.) Thence N69°47'57"E 131.00 feet along said common boundary to a point in Big Run Creek;
- 10.) Thence N70°35'57"E 84.10 feet along said common boundary to a point in Big Run Creek;
- 11.) Thence N64°46'57"E 44.20 feet along said common boundary to a point, referencing an iron pin found capped Smith N00°02'26"W 25.46 feet;
- 12.) Thence S00°02'46"E 19.07 feet along a common boundary to Tabler 428-136 to a point in Big Run Creek at Tabler's southwest corner;
- 13.) Thence N64°18'47"E 152.00 feet along said common boundary to a point in Big Run Creek;
- 14.) Thence N80°44'25"E 161.58 feet along said common boundary to a point in Big Run Creek, referencing an iron pin found capped Smith N00°02'46"W 51.41 feet;
- 15.) Thence S84°52'36"E 151.29 feet along a common boundary to Jenkins 351-693 to a point in Big Run Creek;
- 16.) Thence S64°07'13"E 75.00 feet along said common boundary to a point in Big Run Creek;
- 17.) Thence S59°43'56"E 70.00 feet along said common boundary to a point in Big Run Creek;
- 18.) Thence S62°23'56"E 73.60 feet along said common boundary to a point in Big Run Creek;
- 19.) Thence S60°17'02"E 148.18 feet along said common boundary to the point of beginning containing a total of 4.373 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.

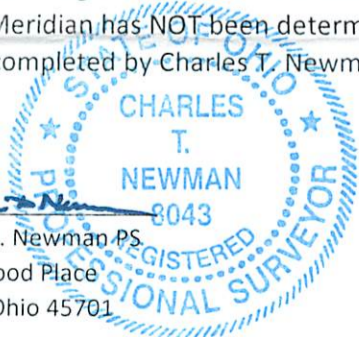
All Iron Pins set are 30 inches in length #5 rebar capped "NEWMAN PS 8043"

Basis of bearings : Denoted east boundary of Section 18.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 3, 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

MAY 18 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/18/21

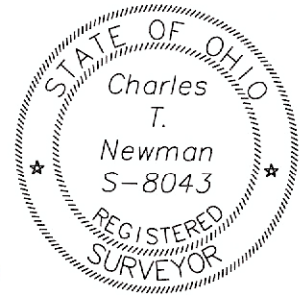
C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

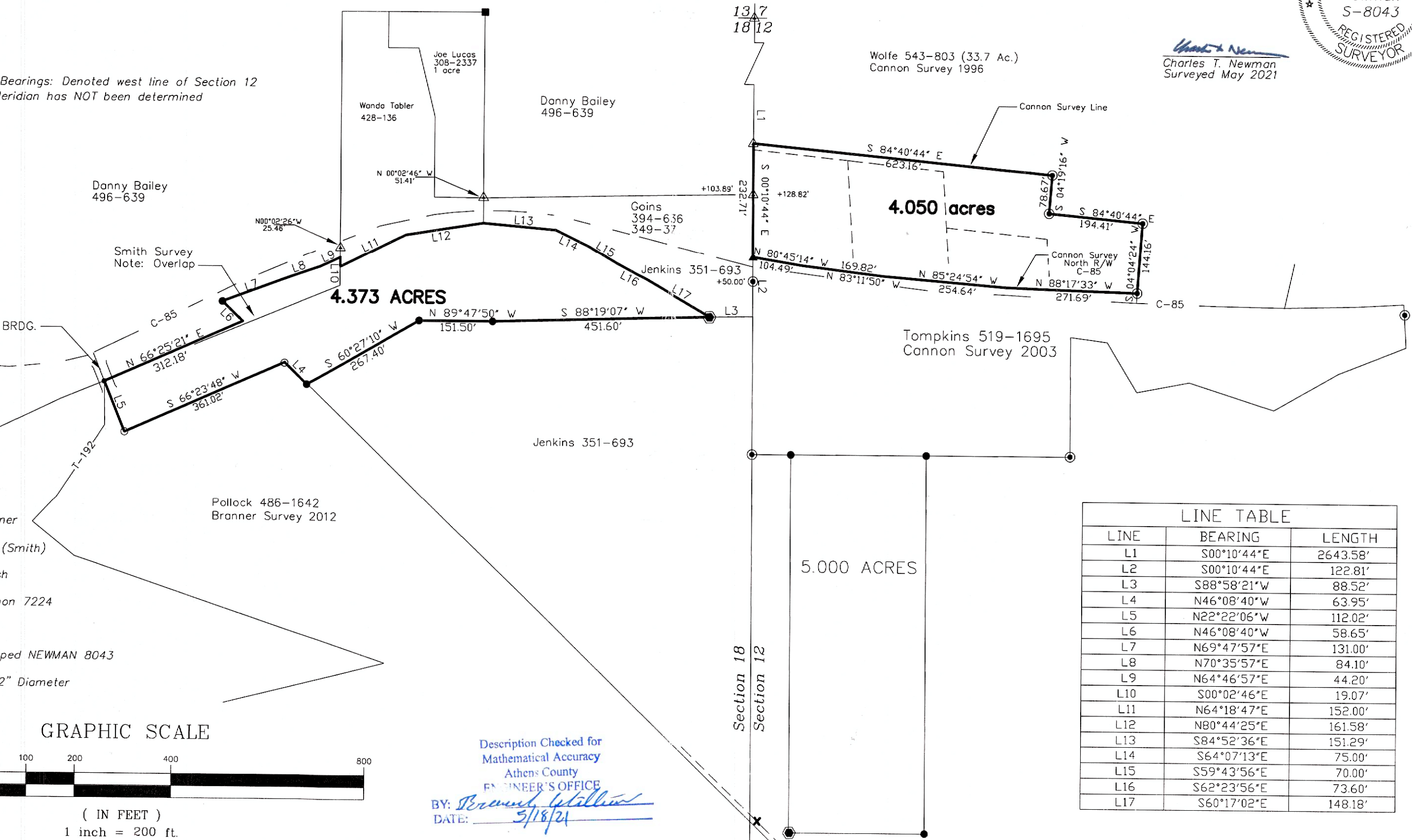
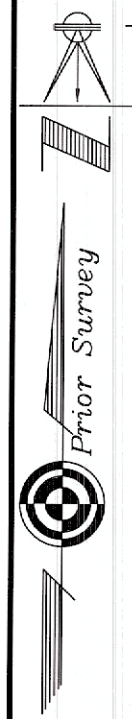
Pollock

Plat of Survey of 4.050 Acres and 4.373 Acres.
Situating Ohio Company Purchase, Town 6, Range 12, Section 12 and Section 18, Rome Township, Athens County, Ohio.
Being deeded to John R. Hizy, Official Record Book 547, pages 1917-1919.
Survey of 4.373 Acres is being all of Parcel 5 (K010010026100), and Parcel 6 (K010010026200).
Survey of 4.050 Acres is being all of Parcel 1 (K010010025800), and Parcel 2 (K010010025900), and Parcel 3 (K010010025700).



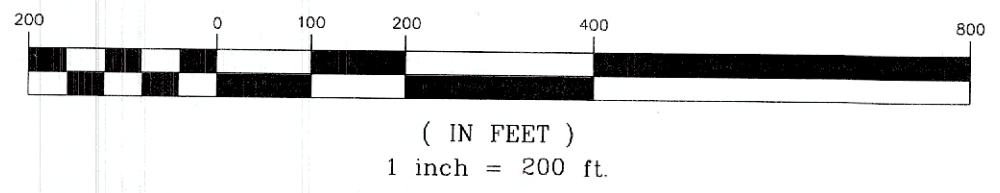
Charles T. Newman
Charles T. Newman
Surveyed May 2021

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



- IPF capped Branner
- △ IPF capped CTS (Smith)
- ▲ IPF capped Roush
- IPF capped Cannon 7224
- ⦿ IPF #6 Rebar
- Iron Pin Set capped NEWMAN 8043
- Mag Nail Set 1/2" Diameter
- Stone Found

GRAPHIC SCALE



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bertrand G. Allison*
DATE: 3/18/24

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°10'44"E	2643.58'
L2	S00°10'44"E	122.81'
L3	S88°58'21"W	88.52'
L4	N46°08'40"W	63.95'
L5	N22°22'06"W	112.02'
L6	N46°08'40"W	58.65'
L7	N69°47'57"E	131.00'
L8	N70°35'57"E	84.10'
L9	N64°46'57"E	44.20'
L10	S00°02'46"E	19.07'
L11	N64°18'47"E	152.00'
L12	N80°44'25"E	161.58'
L13	S84°52'36"E	151.29'
L14	S64°07'13"E	75.00'
L15	S59°43'56"E	70.00'
L16	S62°23'56"E	73.60'
L17	S60°17'02"E	148.18'