

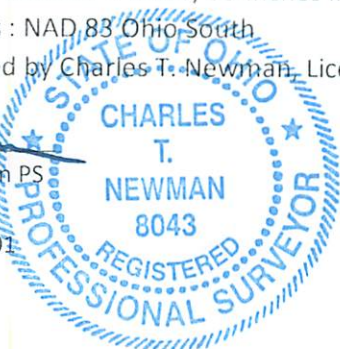
10.000 Acres

Situate Ohio Company Purchase, Town 6, Range 12, Section 7,  
Rome Township, Athens County, Ohio.  
Being a portion of the lands deeded to: Mark Dunfee and Paula L. Dunfee,  
Official Record Book 429, pages 1355-1357.

Beginning at a notched stone found at the southeast corner of said Section 7 of Rome Township;  
1. Thence N87°40'30"W 713.39 feet along the south boundary of Section 7 to an iron pin set;  
2.) Thence N02°27'49"E 473.06 feet, (passing iron pins set at 109.34 feet and at 433.06 feet) to a point  
in the center of Lightner Road, Township Rd. 147;  
3.) Thence S81°22'58"E 109.28 feet to a railroad spike set in Township Rd. 147;  
4.) Thence S87°02'45"E 51.60 feet to a point in Township Rd. 147;  
5.) Thence N81°27'02"E 69.32 feet to a point in Township Rd. 147;  
6.) Thence N67°59'18"E 24.35 feet to a point in Township Rd. 147;  
7.) Thence N56°13'31"E 66.07 feet to a point in Township Rd. 147;  
8.) Thence N50°00'59"E 68.88 feet to a point in Township Rd. 147;  
9.) Thence N48°38'41"E 75.01 feet to a point in Township Rd. 147;  
10.) Thence N47°42'04"E 77.95 feet to a point in Township Rd. 147;  
11.) Thence N50°44'10"E 334.11 feet to a point in Township Rd. 147;  
12.) Thence S02°27'50"W 897.26 feet (passing a notched stone found at 468.64 feet at 1.68 feet right)  
along the east boundary of Section 7 to the point of beginning containing a total of 10.000 acres.

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 : NAD 83 Ohio South  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 12, 2024.

~~Mark & Paula~~  
Charles T. Newman PS  
66 Elmwood Place  
Athens, Ohio 45701



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Pranish Mulla  
DATE: 6/14/24

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

JUN 14 2024

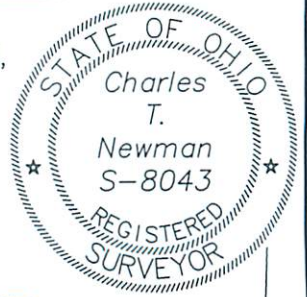
Jill Davidson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

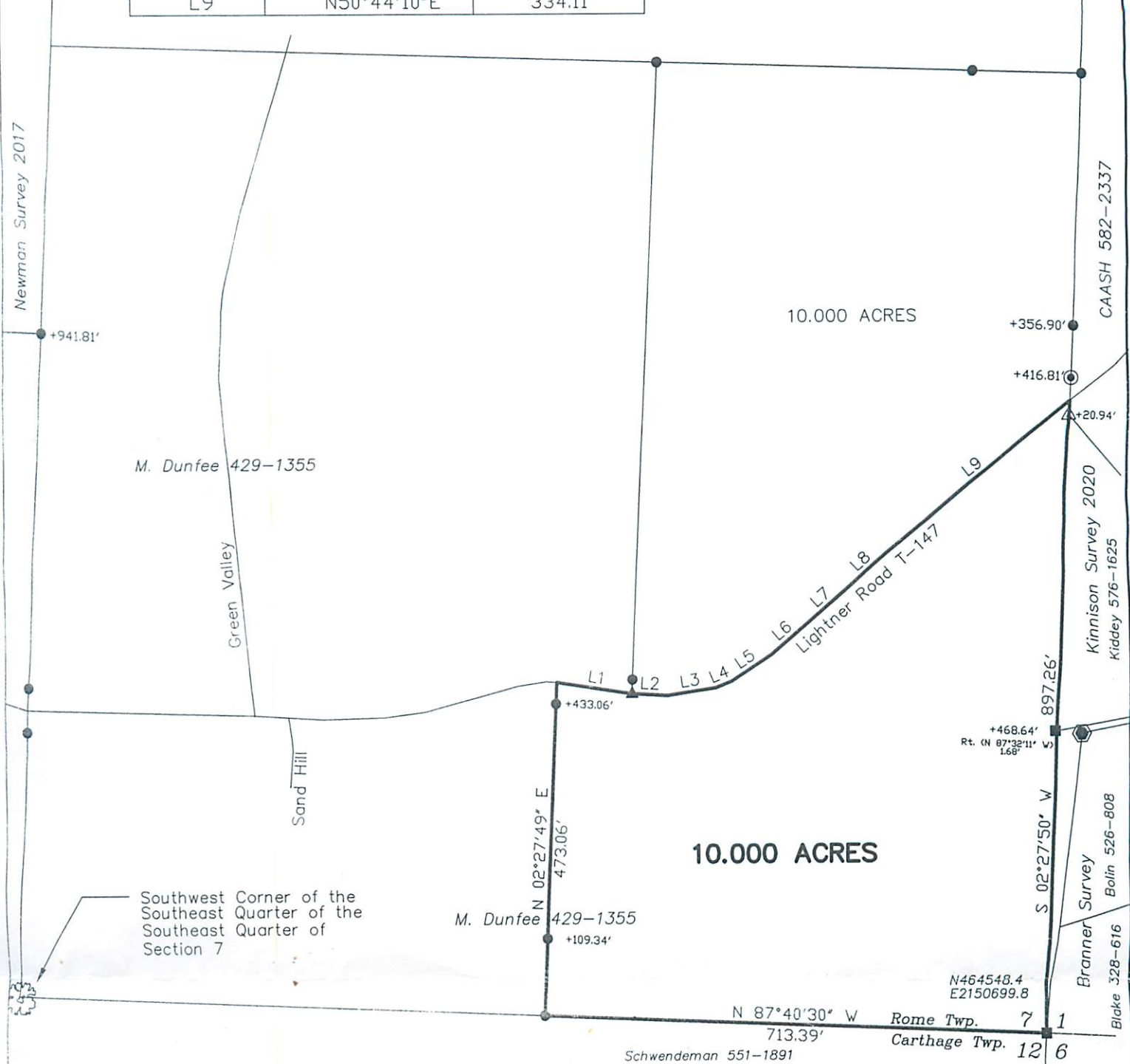
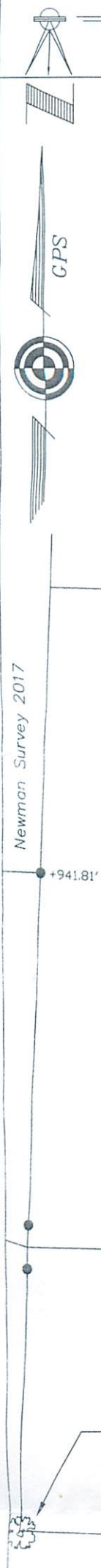
Plat of Survey of 10.00 Acres  
Situate Ohio Company Purchase, Town 6, Range 12, Section 7,  
Rome Township, Athens County, Ohio.  
Being a portion of the lands deeded to:  
Mark Dunfee and Paula L. Dunfee,  
Official Record Book 429, pages 1355-1357.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°22'58"E	109.28'
L2	S87°02'45"E	51.60'
L3	N81°27'02"E	69.32'
L4	N67°59'18"E	24.35'
L5	N56°13'31"E	66.07'
L6	N50°00'59"E	68.88'
L7	N48°38'41"E	75.01'
L8	N47°42'04"E	77.95'
L9	N50°44'10"E	334.11'

*Charles T. Newman*  
Charles T. Newman  
Surveyed June 2024

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Francis J. Miller*  
DATE: *6/14/24*



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

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

- ⬢ Iron Pin Found #5 rebar
- ⚠ Iron Pin Found capped Newcome
- ▲ Railroad Spike Set
- ⊙ Iron Pin Found capped Kinnison
- ⊕ Iron Pin Set capped NEWMAN 8043
- Stone Found
- 🌳 Oak Tree 50-inch OD