

Description of 2.675 Acres

Description of a parcel of land situate the Ohio Company Purchase Town 9, Range 14, Lease Lot 113, Pruden's Number 136, Auditor's Section 24, Athens Township, Athens County, Ohio. Being all of the lands deeded to The Plains-Athens Community Church of The Nazarene, Official Record Book 509, pages 976-977, and being more fully described as follows:

Commencing at an iron pin found at the northeast corner of Lot 41 of The Meadows Subdivision; Thence S38°01'25"W 125.97 feet to the southeast corner of Lot 41 being a point in Connett Road; Thence S70°37'38"E 135.02 feet along a random line to a Mag Nail set in the center of Connett Road, Township Rd. 256, and being the point of beginning of the parcel herein described;

- 1.) Thence S81°16'15"E 48.86 feet along a common boundary of The Plains-Athens Community Church of The Nazarene 509-976 and Amtrec 514-787 to a point in Connett Road;
- 2.) Thence S83°34'47"E 164.99 feet along said common boundary to a point,
- 3.) Thence N02°10'36"E 12.94 feet along said common boundary to a point, and being referenced to an iron pin found N02°10'36"W at 20.75 feet;
- 4.) Thence S85°16'47"E 189.32 feet along a common boundary of The Plains-Athens Community Church of The Nazarene and the southern boundary of Athens Township 288-2563 to a point;
- 5.) Thence S04°32'02"W 297.90 feet along a common boundary of The Plains-Athens Community Church of The Nazarene 509-976 and Selway 532-1573 to an iron pin found, passing an iron pin found at 40.56 feet;
- 6.) Thence N85°16'24"W 398.26 feet along the north right-of-way of First Street to a railroad spike found in Shady Lane;
- 7.) Thence N03°43'18"E 293.28 feet along Shady Lane to the point of beginning containing 2.691 acres and further excepting thereout and therefrom 0.016 acres set forth in Official Record Book 175, page 73, and being more fully described as follows:
Commencing at an iron pin found at the northeast corner of Lot 41 of The Meadows Subdivision;
Thence S27°10'57"E 201.65 along a random line to the point of beginning of the parcel herein described;
- 8.) Thence S11°18'08"W 7.29 feet over the above said 2.691 acres to a point, and continuing over said lands the following (5 courses)
- 9.) Thence N71°53'00"W 23.69 feet to a point
- 10.) Thence S04°53'42"W 21.43 feet to a point
- 11.) Thence N85°06'18"W 15.54 feet to a point;
- 12.) Thence N03°59'28"E 34.07 feet to a point;
- 13.) Thence S69°57'47"E 41.39 feet to the point of beginning containing 0.016 acres, and after said exception leaving a total of 2.675 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 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the east line of Lot 41 of The Meadows Subdivision.

The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on February 4, 2020.


Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



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

FEB 05 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 2.675 Acres
Situating Ohio Company Purchase Town 9, Range 14,
Athens Township, Lease Lot 113, Pruden 136,
Athens County Auditor Section 24, Athens County, Ohio.
Being all of the lands deeded to: The Plains-Athens Community Church of The Nazarene
Official Record Book 509, pages 976-977. A040240607700



Charles T. Newman
Charles T. Newman
Surveyed 2/4/2020

NAD Ohio South

Iron Pins Found GPS Ohio South
#1 N498738.15 E2070618.94
#2 N498705.34 E2071015.85

Incomplete Connett Rd. R/W Plans
Plan Sheets 5-11 Recorders Office Envelope 497A
Plan Sheets 21-30 Engineers Depot Barn
No Alignment Plan Sheets Found

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

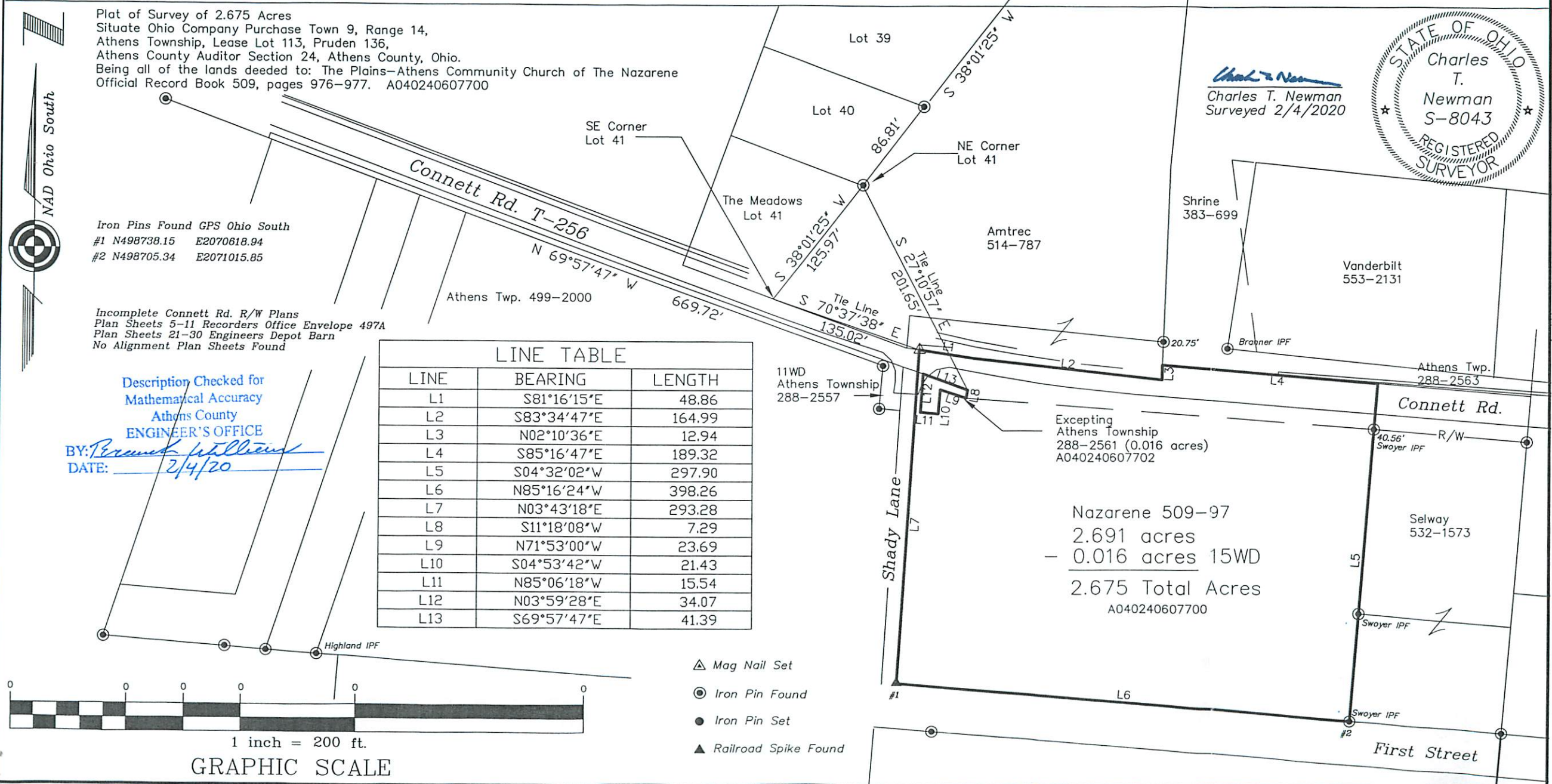
BY: *Perman Williams*
DATE: 2/4/20

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°16'15"E	48.86
L2	S83°34'47"E	164.99
L3	N02°10'36"E	12.94
L4	S85°16'47"E	189.32
L5	S04°32'02"W	297.90
L6	N85°16'24"W	398.26
L7	N03°43'18"E	293.28
L8	S11°18'08"W	7.29
L9	N71°53'00"W	23.69
L10	S04°53'42"W	21.43
L11	N85°06'18"W	15.54
L12	N03°59'28"E	34.07
L13	S69°57'47"E	41.39



1 inch = 200 ft.
GRAPHIC SCALE

- ▲ Mag Nail Set
- Iron Pin Found
- Iron Pin Set
- ▲ Railroad Spike Found



Excepting
Athens Township
288-2561 (0.016 acres)
A040240607702

Nazarene 509-97
2.691 acres
- 0.016 acres 15WD
2.675 Total Acres
A040240607700