

0.063 Acres

Situate Ohio Company Purchase, Town 11, Range 14, Section 10, Lot 42 Downing,
Trimble Township, Athens County, Ohio.
Being a portion of the lands deeded to Marilyn J. Holbert, Official Record Book 280, page.

Commencing at an iron pin set at the northwest corner of Lot Number 42 of Downing a platted
subdivision of record recorded in Envelope 130A;
Thence S03°34'27"W 177.71 feet (passing an iron pin set 152.55 feet) along the west boundary of said
Lot 42;
Thence S74°59'18"E 75.71 feet to a point;
Thence N02°58'11"E 25.20 feet to a one-inch diameter axle found at the point of beginning of the tract
herein described;

- 1.) Thence N82°05'36"E 187.61 feet over the lands of the parent tract to a number five rebar found,
- 2.) Thence S66°14'28"W 107.53 feet along a common boundary with Richards 610-1129 to a point;
- 3.) Thence N78°40'12"W 89.15 feet along said Richard's boundary to the point of beginning containing a
total of 0.063 acres. Survey Tract of 0.063 acres is to be held continuous and contiguous with the
existing parcel to the south now deeded to Richards 610-1129.

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

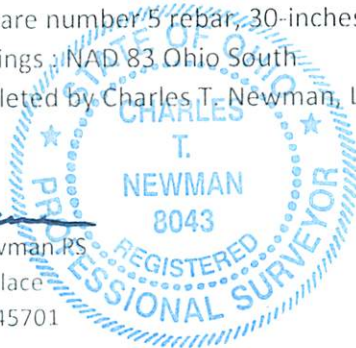
Subject to all easements, rights-of-way, covenants and agreements of record.

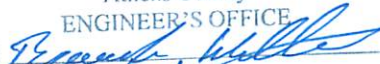
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 11, 2024.


Charles T. Newman, P.S.
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/18/24

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

NOV 18 2024

Jill Davidson
Athens County Auditor

2.126 Acres

Situate Ohio Company Purchase, Town 11, Range 14, Section 10, Lot 42 Downing,
Trimble Township, Athens County, Ohio.
Being a portion of the lands deeded to Marilyn J. Holbert, Official Record Book 280, page.

Commencing at an iron pin set at the northwest corner of Lot Number 42 of Downing a platted
subdivision of record recorded in Envelope 130A;
Thence S86°25'32"E 827.63 feet along the north boundary of said Lot 42 to an iron pin set at the point
of beginning of the tract herein described;

- 1.) Thence S86°25'32"E 372.37 feet along the north boundary of said Lot 42 to a railroad spike set;
- 2.) Thence S03°34'28"W 300.00 feet along the east boundary of said Lot 42 to an iron pin set;
- 3.) Thence N86°25'32"W 244.96 feet along the south boundary of said Lot 42 to an iron pin set;
- 4.) Thence N19°26'11"W 325.93 feet over the lands of the grantor to the point of beginning containing a
total of 2.126 acres.


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

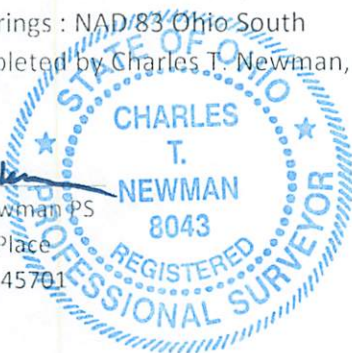
Subject to all easements, rights-of-way, covenants and agreements of record.

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 November 11, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 11/18/24

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NOV 18 2024

Jill Davidson
Athens County Auditor

4.877 Acres

Situate Ohio Company Purchase, Town 11, Range 14, Section 10, Lot 42 Downing,
Trimble Township, Athens County, Ohio.

Being a portion of the lands deeded to Marilyn J. Holbert, Official Record Book 280, page 25.

Beginning at an iron pin set at the northwest corner of Lot Number 42 of Downing a platted subdivision
of record recorded in Envelope 130A;

- 1.) Thence S86°25'32"E 827.63 feet along the north boundary of said Lot 42 to an iron pin set;
- 2.) Thence S19°26'11"E 325.93 feet over the lands of the grantor to an iron pin set;
- 3.) Thence N86°25'32"W 583.41 feet along the south boundary of said Lot 42 to a number 5 rebar
found;
- 4.) Thence N03°19'50"E 159.30 feet along a common boundary to Richards 610-1129 to a number 5
rebar found;
- 5.) Thence N81°06'51"W 113.64 feet along said common boundary to a number 5 rebar found;
- 6.) Thence S82°05'36"W 187.61 feet over the lands of the parent parcel to a one-inch diameter axle
found;
- 7.) Thence S02°58'11"W 25.20 feet to a point at the southeast corner of a 25 feet existing easement
granted to Richards 610-1129 ;
- 7.) Thence N74°59'18"W 75.71 feet along the south boundary of said easement to a point;
- 8.) Thence N03°34'27"E 177.71 feet (passing an iron pin set at 25.16 feet at the northwest corner of said
easement) along the west boundary of said Lot Number 42 to the point of beginning containing a total
of 4.877 acres.

Further and to remain with the 4.877 survey is a Second Tract referenced in
Official Record Book 416-2359, a right-of-way to the public road as now exists.


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

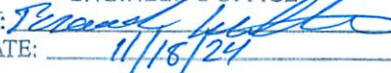
Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 11, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 11/18/24

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

NOV 18 2024

Jill Davidson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884

740-591-5269

Situate Ohio Company Purchase, Town 11, Range 14, Section 10,
Lot 42 Downing, Trimble Township, Athens County, Ohio.

Being the lands deeded to:

Marilyn J. Holbert

Official Record 416, pages 2359-2360. (First Tract)

Known as 21522 Oakdale Rd.

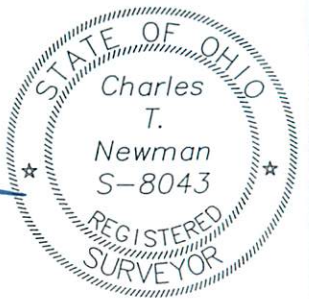
Parent Parcel M010100205800

Basis of Bearings: NAD83 Ohio South

Prior Surveys and Deeds reviewed as noted on Plat

Deeds references based on Tax Plat information without a Title Search.

Charles T. Newman
Charles T. Newman
Surveyed 11/11/2024



CCU Coal 564-1423

CCU Coal 564-1423

Waterworks Hill Road T-622

S 86°25'32" E
372.37'

NE Corner Lot 42

0.063 ACRES

4.877 ACRES

Lot No. 42
DOWNING (Envelope 130A)

2.126 ACRES

1.002 Ac.
Richards 610-1129

25' exiting easement
EMHT Survey 1975/1979

Wright Survey 1979
.0424

NW Corner Lot 41

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *Pratt*
DATE: *11/18/24*

Williams 124-60

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

- ▲ Iron Pipe Found 3/4" OD
- ▲ Railroad Spike Set
- Iron Pin Found #5 rebar
- Iron Pin Set capped Newman
- Stone Found
- Iron Axle Found 1-inch OD

Lot No. 41

Speelman 373-117

CCU Coal 564-1423