

5.692 Acres

Situate Ohio Company Purchase, Town 5, Range 11, Section 18,  
Troy Township, Athens County, Ohio.

Being a portion of the lands deeded to: Kathie J. Ball

Official Record Book 534, pages 1709-1712 (parent parcel L010010067003).

Commencing at a number five rebar found in Ireland Road at the southwest corner of the Northeast Quarter of Section 18;

Thence N35°03'36"E 1192.94 feet to an iron pin found capped Branner at the southeast corner of a 7.23 acres parcel, and being the point of beginning of the tract herein described;

- 1.) Thence N06°00'56"E 467.93 feet along a common boundary to Ball 534-1713 to a ¾-inch diameter pipe found;
- 2.) Thence S87°56'02"E 552.85 feet along a common boundary to Springer 548-365 to an iron pin found capped Branner;
- 3.) Thence S02°36'44"W 409.63 feet along a common boundary to Ball 534-1713 to an iron pin found capped Branner;
- 4.) Thence S86°26'40"W 583.98 feet along said common boundary to the point of beginning containing a total of 5.692 acres.

Said 5.692 acres is to remain continuous and contiguous with the (2) parcels to the north:  
Parcel L010010067800, (7.23 acres) and Parcel L010010067004, (13.54 acres.)

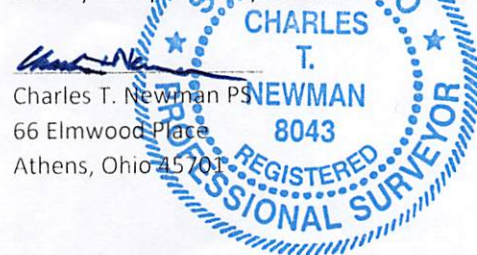
Plat of Survey attached herewith and made a part thereof.

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 August 11, 2025.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 8/14/25

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

AUG 14 2025

Jill Davidson  
Athens County Auditor



C. TIM NEWMAN  
Professional Surveyor

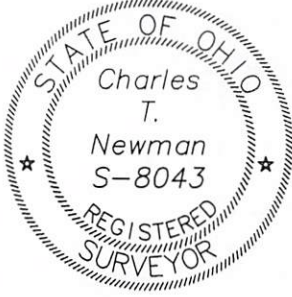
66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

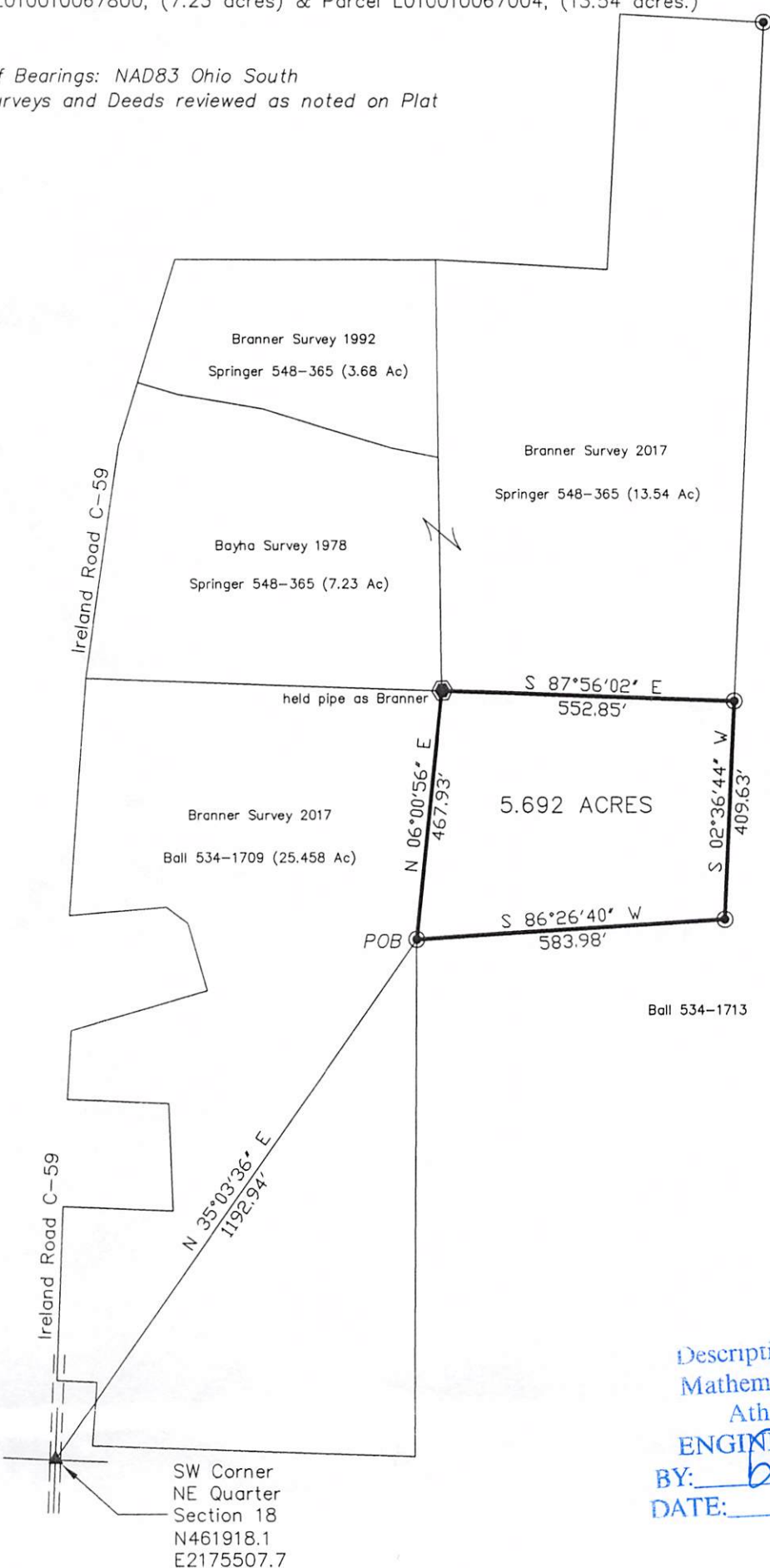
Plat of Survey of 5.692 Acres  
Situate Ohio Company Purchase, Town 5, Range 11, Section 18,  
Troy Township, Athens County, Ohio.  
Being a portion of the lands deeded to: Kathie J. Ball,  
Official Record Book 534. pages 1713-1720. (parent parcel L010010067003)

Survey of 5.692 Acres to remain continuous and contiguous  
with the (2) parcels to the north:  
Parcel L010010067800, (7.23 acres) & Parcel L010010067004, (13.54 acres.)

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



*Charles T. Newman*  
Charles T. Newman  
Surveyed August 2025



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 8/14/25

- ▲ Iron Pin Found #5 Rebar
- Iron Pin Found capped Branner
- Iron Pin Set capped Newman
- ⬢ Iron Pipe Found .75" OD

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.