


Description of 82.354 Acres

Description of a parcel of land situate the Ohio Company Purchase Town 5, Range 11, Fraction 24, Auditor's Section 9, Troy Township, Athens County, Ohio. Being lands deeded to Joseph Krupinski, Official Record Book 553, pages 2166-2169, and being more fully described as follows:

Beginning at a MAG Nail set over an iron pin found at the southwest corner of said Fraction 12, and being in the center of Township Road 172, Cincinnati Ridge;

- 1.) Thence N89°32'31"E 872.05 feet along a common boundary to George 131-457, Schaffer 408-2632, and Krupinski 553-2166 to a point in the center of Township Road 172;
- 2.) Thence S00°19'57"W 212.02 feet along a common boundary to Tholin 552-2269 and Krupinski 553-2166 to an iron pin found, passing an iron pin found at 15.00 feet;
- 3.) Thence S01°44'17"W 414.98 feet along a common boundary to Tholin 531-2487 and Krupinski 553-2166 to an iron pin found;
- 4.) Thence S88°41'59"E 445.72 feet along said common boundary to an iron pin found;
- 5.) Thence N87°35'23"E 38.68 feet along a common boundary to Tholin 522-2269 and Krupinski 553-2166 to an iron pin set;
- 6.) Thence S00°02'14"W 2276.39 feet along a common boundary to Rader 349-767 and Krupinski 553-2166 to an iron pin found;
- 7.) Thence N88°48'27"W 1343.15 feet along a common boundary to Creamer 509-248 and Krupinski 553-2166 to an iron pin found;
- 8.) Thence N00°02'14"E 2876.76 feet, passing an iron pin set at 2847.94 feet and being along a common boundary to Simmons 311-14 and Krupinski 553-2166 to the point of beginning containing a total of 82.354 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 south line of Fraction 24, an assumed bearing.  
The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on March 3, 2020.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45704



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

MAR 05 2020

Jill Thompson  
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

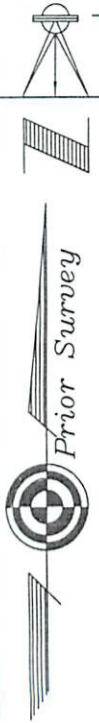
66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 82.354 Acres,  
Situat Ohio Company Purchase, Town 5, Range 11,  
Fraction 24, Auditor's Section 9, Troy Township,  
Athens County, Ohio.



*Charles T. Newman*  
Charles T. Newman PS  
Surveyed 3/3/2020



Basis of Bearings:  
South Line of Fraction 12  
True Meridian NOT determined  
Rotated to Bayha Survey

Cincinnati Ridge T-172

131-457  
George

408-2632  
Schaffer  
Harper Survey 2007

Fraction 12  
Fraction 24

Fraction 12

N 00°02'14" E  
2876.76'

311-14  
Simmons  
24.47 Acres

Fraction 6  
Fraction 24

Galvin Survey

82.354 ACRES

Joseph R. Krupinski Estate  
553-2166  
L010010032400

15.00'  
T-172  
522-2269  
Tholin  
Bayha Survey 2013  
4.183 Acres  
531-2487  
Tholin  
S 01°44'17" W  
414.98'  
S 88°41'59" E  
445.72'

N 87°35'23" E  
38.68'

S 00°02'14" W  
2276.39'

349-767  
Rader  
85.29 Acres

N 88°48'27" W  
1343.15'

- ▲ MAG Nail Set
- △ 1/2" Diameter Pipe Found Found
- ⊙ Iron Pin Found Capped Bayha
- Iron Pin Set Capped NEWMAN
- ⊕ 5/8" Diameter Solid Steel Found

Cremer  
509-248 Bounds Description  
47.16

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

BY: *Charles T. Newman*  
DATE: 3/4/20  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE