

BY: Charles T. Newman  
DATE: 5/14/20

Description of 108.517 Acres

Description of a parcel of land situate the Ohio Company Purchase Town 11, Range 15, Section 32 and Section 26, Waterloo Township, Athens County, Ohio.

Being all of the land deeded to Gregory M. Bauer,

Official Record Book 366 pages 752-756, Parcels N010010030200 and N010010030400,

and being more fully described as follows:

Commencing at a 1 inch square top iron found at the northeast corner of said Section 32, and now being marked with a brown fiberglass Survey Boundary Marker;

Thence S03°29'11"W 446.06 feet to to a point on the south right-of-way of an abandoned railroad and being the point of beginning of the parcel herein described;

1.) Thence S03°29'11"W 326.98 feet, passing a capped iron pin found at 76.78 feet along the west line of Section 32 and being a common boundary to Bauer 366-774 and Mace 439-1857 to a 30 inch diameter Hickory, and continuing along said common boundary the following seven courses;

2.) Thence S35°32'49"E 479.82 feet to capped iron pin found;

3.) Thence S24°05'45"E 243.74 feet to a capped iron pin found;

4.) Thence S11°28'54"E 280.20 feet to a capped iron pin found;

5.) Thence S04°48'02"W 552.07 feet to a locust post;

6.) Thence S04°48'02"W 758.37 feet to a capped iron pin found;

7.) Thence S46°19'15"W 55.96 feet to a point in the center of Township Road 20;

8.) Thence S34°47'24"E 63.31 feet to a point in the center of Township Road 20;

9.) Thence S47°22'54"W 626.27 feet, passing a capped iron pin found at 20.25 feet along a common boundary to Bauer 366-752 and Ely 135-408 to a capped iron pin found;

10.) Thence N72°11'00"W 1232.41 feet along a common boundary to Bauer 366-752 and the State of Ohio 143-61 to a one-inch diameter iron pin found and continuing along said common boundary the following six courses;

11.) Thence N59°00'11"W 535.44 feet to a four inch diameter disk pin found;

12.) Thence N01°19'59"E 1115.40 feet to a point in Hewitts Fork Creek, passing a capped iron pin found at 1065.35 feet;

13.) Thence N38°06'44"W 114.18 feet to a point in Hewitts Fork Creek;

14.) Thence S77°17'13"W 627.00 feet to a point in Hewitts Fork Creek;

15.) Thence N80°18'29"W 198.93 feet to a point in Hewitts Fork Creek and being on the southern right-of-way of an abandoned railroad deeded to the Athens County Commissioners 372-470.

16.) Thence along a curve to the right having a radius of 2750.20 feet and length of 847.97 feet with a chord bearing of N64°27'59"E and a chord distance of 844.61 feet to a point on the southern right-of way of said railroad, passing an iron pin set at 100.00 feet;

17.) Thence N70°43'38"E 84.65 feet to a one-half inch diameter pipe found on the southern right-of-way of said railroad;

18.) Thence S24°12'55"E 952.00 feet along a common boundary to Bauer 366-752 and Orefice 256-774 to a point in the center of Township Road 20, and continuing along said common boundary the following 7 courses;

19.) Thence S28°55'19"E 86.71 feet to a point in the center of Township Road 20;

20.) Thence S48°04'24"E 58.95 feet to a point in the center of Township Road 20;

21.) Thence S70°02'46"E 46.61 feet to a point in the center of Township Road 20;

22.) Thence N89°01'36"E 55.17 feet to a point in the center of Township Road 20;

23.) Thence N69°03'53"E 23.47 feet to a point in the center of Township Road 20;

24.) Thence N02°32'43"W 458.97 feet to a one-half inch pipe found on the southern right-of-way of said railroad, passing an iron pin set at 36.32 feet;

25.) Thence N03°51'31"W 767.32 feet to a ½ inch diameter pipe found on the southern right-of-way of said railroad;

26.) Thence along a curve to the left having a radius of 2596.48 feet and length of 248.88 feet with a chord bearing of N56°57'44"E and chord distance of 248.78 feet to an iron pin set on the southern right-of way of said railroad;

27.) Thence N54°51'37"E 58.28 feet to an iron pin set on the southern right-of-way of said railroad;

28.) Thence along a curve to the right having a radius of 2814.79 feet and length of 674.53 feet with a chord bearing of N58°17'12"E and a chord distance of 672.92 feet to an iron pin set on the southern right-of-way of said railroad;

29.) Thence S25°39'12"E 30.00 feet to an iron pin set on the southern right-of-way of said railroad;

30.) Thence along a curve to the right having a radius of 2784.79 feet and length of 464.91 feet with a chord bearing of N69°56'35"E and chord distance of 464.37 feet to the point of beginning containing 84.096 in Section 32, and 24.421 acres in Section 26 for a total of 108.517 acres.


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

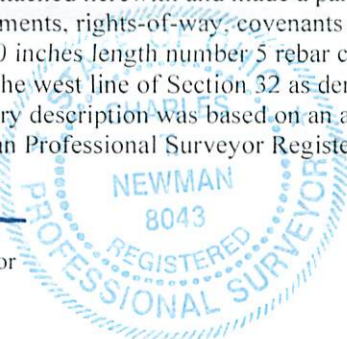
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the west line of Section 32 as denoted on Survey Plat.

The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on January 10, 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

JAN 13 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 108.517 Acres  
Situating Ohio Company Purchase Town 11, Range 15,  
Sections 32 and 26, Waterloo Township, Athens County, Ohio.  
Being all of the lands deeded to Gregory M. Bauer,  
Official Record Book 366, pages 752-756.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: William J. Williams  
DATE: 5/14/20



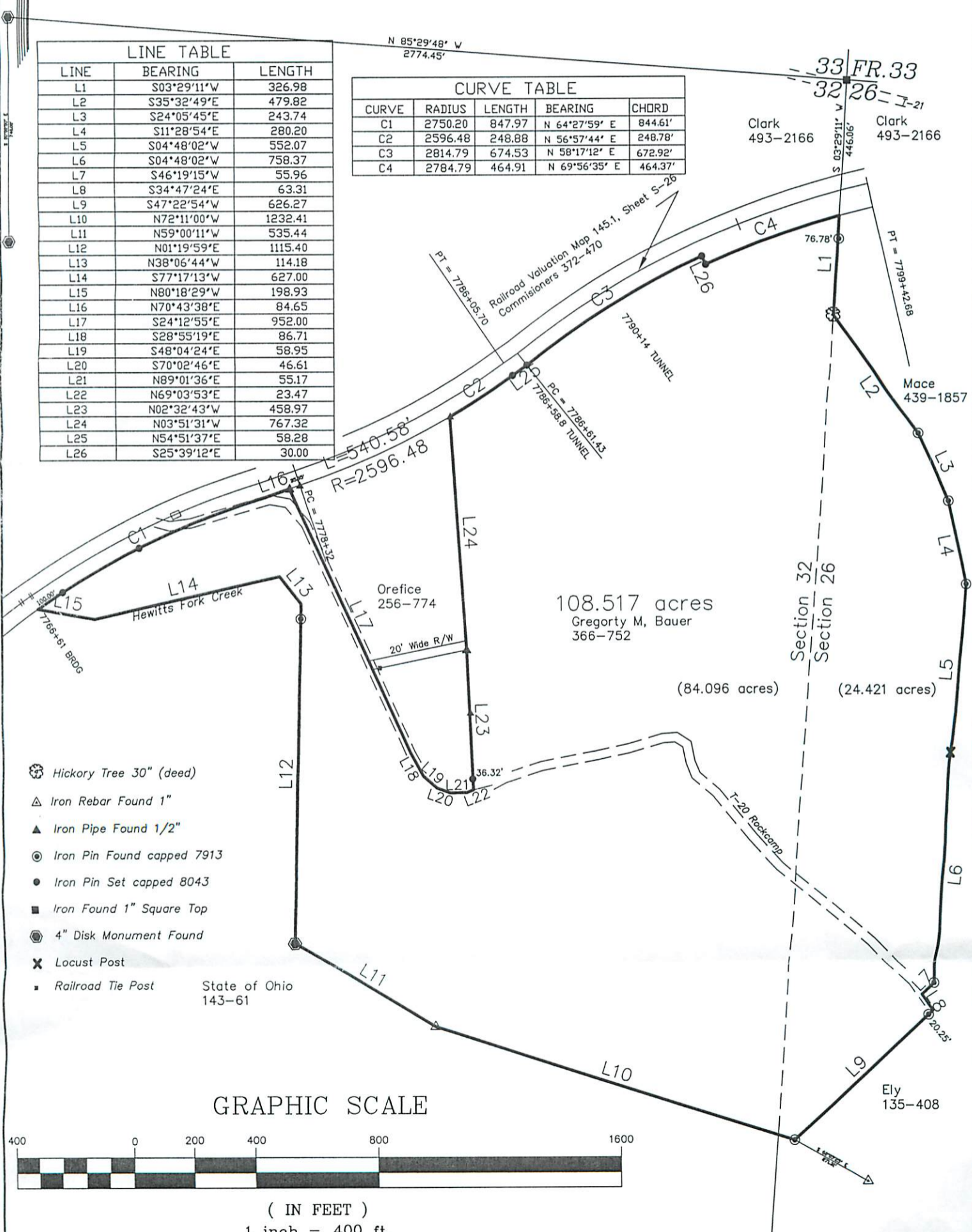
Basis of Bearings:  
Denoted Deed Bearing East Line of Section 32  
Previous Survey of 2004 by Bratcher S-7913

Charles T. Newman  
Charles T. Newman PS  
Surveyed Jan. 2020

Jigo  
553-2035

LINE	BEARING	LENGTH
L1	S03°29'11"W	326.98
L2	S35°32'49"E	479.82
L3	S24°05'45"E	243.74
L4	S11°28'54"E	280.20
L5	S04°48'02"W	552.07
L6	S04°48'02"W	758.37
L7	S46°19'15"W	55.96
L8	S34°47'24"E	63.31
L9	S47°22'54"W	626.27
L10	N72°11'00"W	1232.41
L11	N59°00'11"W	535.44
L12	N01°19'59"E	1115.40
L13	N38°06'44"W	114.18
L14	S77°17'13"W	627.00
L15	N80°18'29"W	198.93
L16	N70°43'38"E	84.65
L17	S24°12'55"E	952.00
L18	S28°55'19"E	86.71
L19	S48°04'24"E	58.95
L20	S70°02'46"E	46.61
L21	N89°01'36"E	55.17
L22	N69°03'53"E	23.47
L23	N02°32'43"W	458.97
L24	N03°51'31"W	767.32
L25	N54°51'37"E	58.28
L26	S25°39'12"E	30.00

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2750.20	847.97	N 64°27'59" E	844.61'
C2	2596.48	248.88	N 56°57'44" E	248.78'
C3	2814.79	674.53	N 58°17'12" E	672.92'
C4	2784.79	464.91	N 69°56'35" E	464.37'



GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.