

5.229 Acres

Situate Ohio Company Purchase, Town 11, Range 15, Fraction 3, Section 9,  
Waterloo Township, Athens County, Ohio.

Being the entirety of the lands deeded to: Daniel J. Groner and Carol S. Groner,  
Official Record Book 541, pages 107-108.

Commencing at a #5 rebar found, and referenced to a survey of record (Swoyer 1990) at the southwest corner of said Fraction 3;

Thence along a random line N57°01'15"E 2766.26 feet to a number 5 rebar found;

Thence N86°06'54"W 732.88 feet along a common boundary to Szasz 461-2658, (passing iron pins set at 203.30 feet, and at 397.70 feet) to a #5 rebar found;

Thence N03°41'47"E 585.49 feet along a common boundary to Kuhre 265-130, (passing iron pins set at 305.60 feet, and at 451.06 feet) to a #5 rebar found at the point of beginning of the parcel herein described;

1.) Thence N86°05'36"W 997.48 feet along a common boundary to Kuhre 265-130, (passing iron pins set at 96.25 feet, 257.67 feet, 468.80 feet, 702.00 feet, 886.40 feet, and a #5 rebar found at 974.80 feet) to a point in the center of County Rd. 6, Old St. Rt. 56;

2.) Thence N38°50'38"E 159.75 feet to a point in County Rd. 6;

3.) Thence along a curve to the right having a radius of 204.63 feet, curve length of 209.66 feet, a chord bearing of N68°11'47"E, and a chord distance of 200.61 feet to a point in the center of County Rd. 6;

4.) Thence S82°25'37"E 315.00 feet to a point in County Rd. 6;

5.) Thence along a curve to the left having a radius of 286.48 feet, curve length of 360.00 feet, a chord bearing of N61°34'23"E, and chord distance of 336.78 feet to a point in the center of County Rd. 6;

6.) Thence N25°00'50"E 112.09 feet to a point in County Rd. 6 and State Route 56;

7.) Thence S80°26'00"E 70.15 feet to a point in State Route 56;

8.) Thence S04°44'57"W 20.34 feet to a point on the south right-of way of Old State Route 56;

9.) Thence S01°50'11"W 455.58 feet (passing an #5 rebar found at 114.53 feet) along a common boundary to Groner 287-2032 parcel 1 to the point of beginning containing 5.286 acres;

And further excepting therefrom a 0.057 acre parcel deeded to Columbia Gas 302-175, and leaving thereafter a total of 5.229 acres.


Plat of Survey attached herewith and made a part thereof.

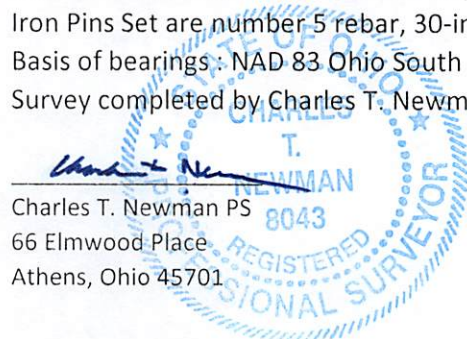
Subject to all easements, rights-of-way, covenants, and agreements of record.

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 February 11, 2025.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 2/19/25

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

FEB 19 2025

Jill Davidson  
Athens County Auditor

C. TIM NEWMAN

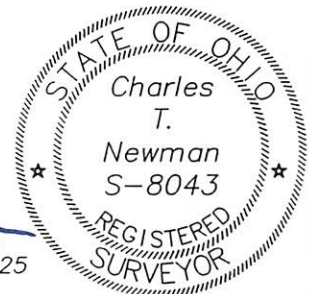
Professional Surveyor

66 Elmwood Place  
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Description Checked for  
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740-594-1884  
740-591-5269

BY: *Charles T. Newman*  
DATE: *2/19/25*



*Charles T. Newman*  
Charles T. Newman  
Surveyed February 2025

Plat of Survey of 16.620 Acres and 5.229 Acres.  
Situating Ohio Company Purchase, Town 11, Range 15, Fraction 3,  
(Section 9), Waterloo Township, Athens County, Ohio.  
Being the entirety of (2) deeds, and being deeded to:  
Daniel J. Groner and Carol S. Groner.  
Official Record Book 541, pages 107-108, and  
Official Record Book 287, pages 2032-2033.

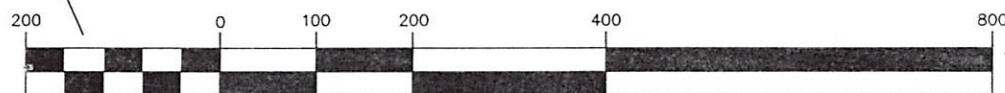
Basis of Bearings: NAD83 Ohio South

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DIST.
C1	204.63'	209.66'	N 68°11'47" E 200.61'	
C2	286.48'	360.00'	N 61°34'23" E 336.78'	
C3	1243.24'	340.00'	S 77°27'22" E 338.94'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°26'00"E	70.15'
L2	S04°44'57"W	20.34'
L3	S71°49'22"E	1.43'
L4	S59°49'04"E	14.22'
L5	S69°29'32"E	443.62'

Surveys and Deeds reviewed as noted on Plat.

GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.





16.620 Acres

Situate Ohio Company Purchase, Town 11, Range 15, Fraction 3, Section 9,  
Waterloo Township, Athens County, Ohio.

Being the entirety of the lands deeded to: Daniel J. Groner and Carol S. Groner,  
Official Record Book 287, pages 2032-2033, Parcel 1 and Parcel 2.

Commencing at a #5 rebar found, and referenced to a survey of record (Swoyer 1990) at the southwest corner of said Fraction 3;

Thence along a random line N57°01'15"E 2766.26 feet to a number 5 rebar found at the point of beginning of the tract herein described;

- 1.) Thence N86°06'54"W 732.88 feet along a common boundary to Szasz 461-2658, passing iron pins set at 203.30 feet, and at 397.70 feet to a #5 rebar found;
- 2.) Thence N03°41'47"E 585.49 feet along a common boundary to Kuhre 265-130, passing iron pins set at 305.60 feet, and at 451.06 feet to a #5 rebar found;
- 3.) Thence N01°50'11"E 455.58 feet along a common boundary to Groner 541-107 to a point, passing a #5 rebar found at 341.05 feet;
- 4.) Thence along a curve to the right having a radius of 1243.24 feet with a curve length of 340.00 feet, chord bearing of S77°27'22"E with a chord distance of 338.94 feet along the boundary of Old State Rt. 56 right-of-way to a point;
- 5.) Thence S71°49'22"E 1.43 feet along said right-of-way to a point;
- 6.) Thence S59°49'04"E 14.22 feet along said right-of-way to a point;
- 7.) Thence S69°29'32"E 443.62 feet along said right-of-way to a one-inch diameter pipe found;
- 8.) Thence S05°26'13"W 856.50 feet along a common boundary to Robinson 475-1558, and Snedden 277-152, (passing an iron pipe found at 136.20 feet, an iron pipe found at 299.56 feet, an iron pin set at 535.80 feet, and an iron pin set at 750.15 feet) to the point of beginning containing a total of 16.620 acres.


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

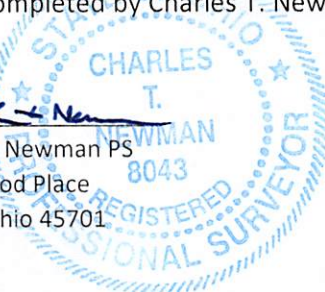
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Basis of bearings : NAD 83 Ohio South

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Surveyed February 2025

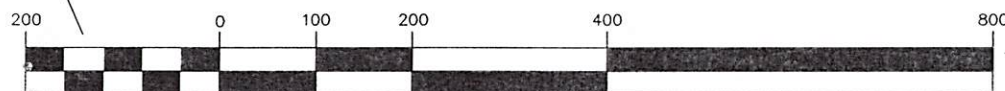
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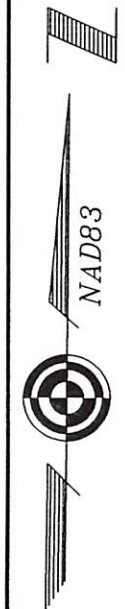
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GRAPHIC SCALE



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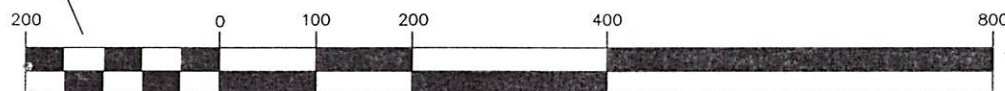
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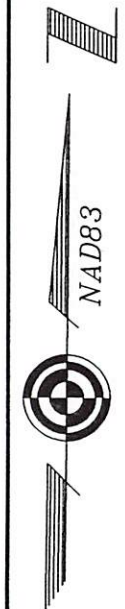
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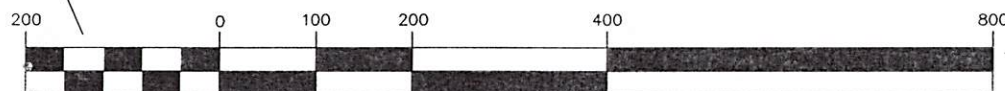
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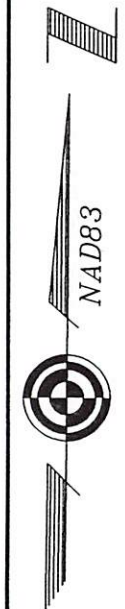
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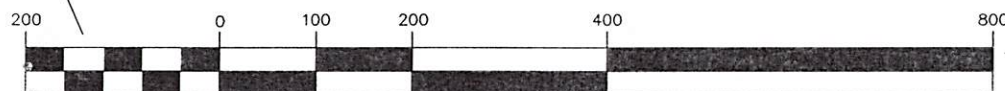
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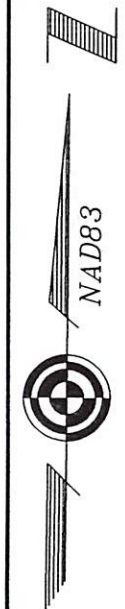
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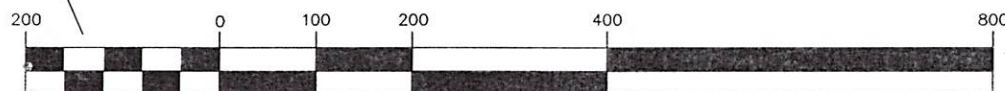
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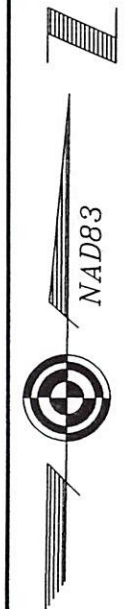
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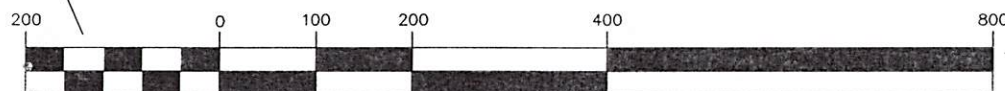
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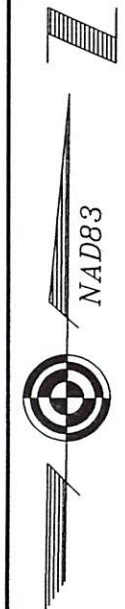
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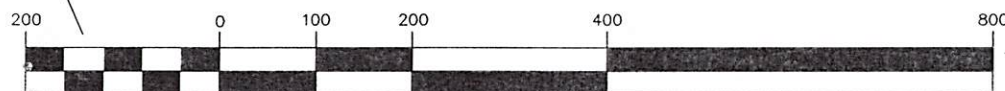
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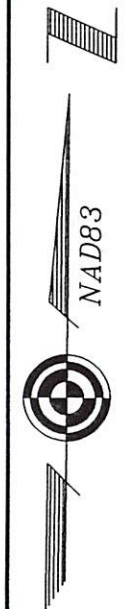
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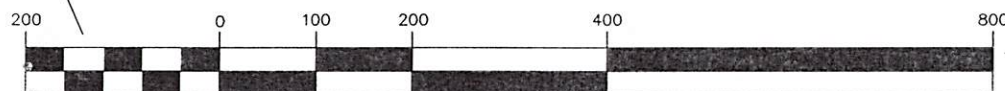
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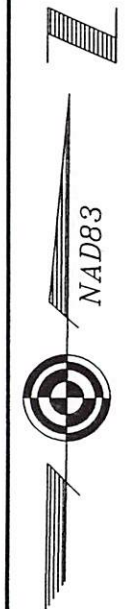
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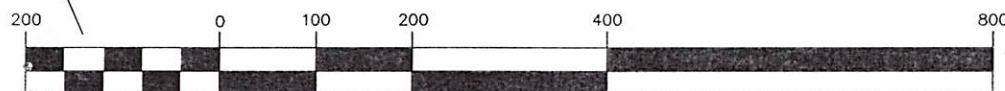
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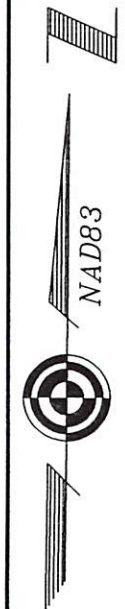
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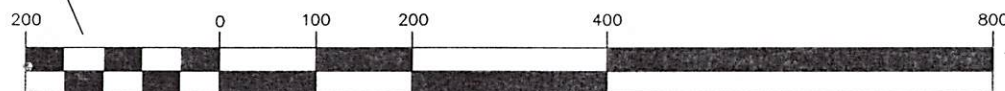
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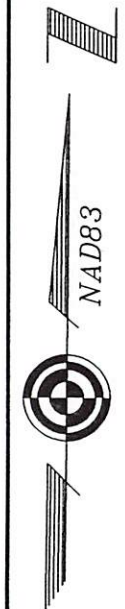
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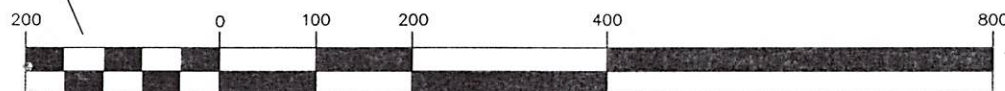
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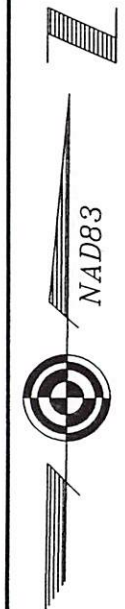
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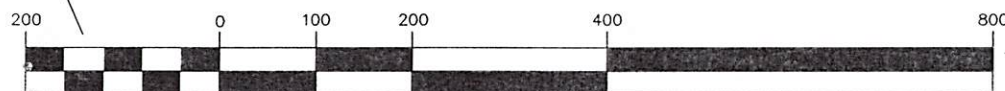
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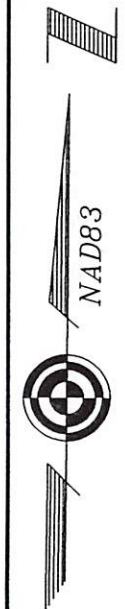
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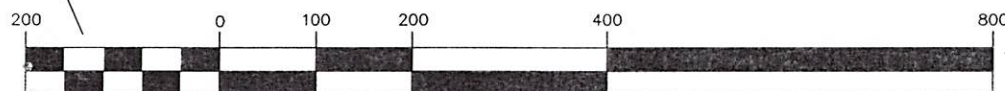
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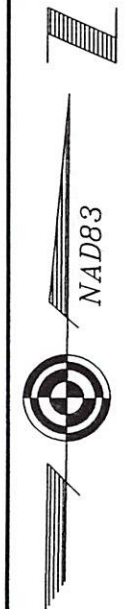
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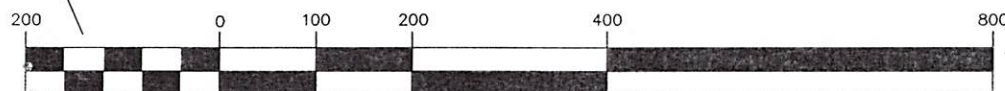
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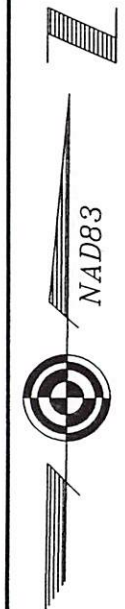
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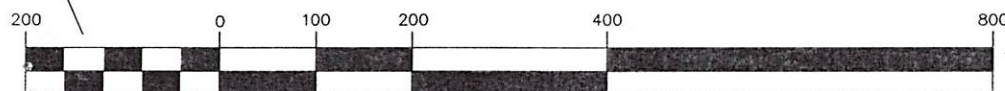
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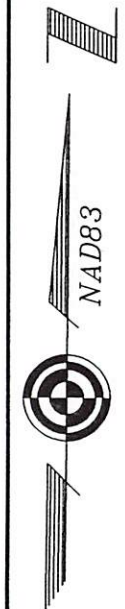
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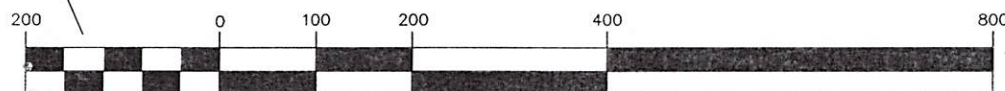
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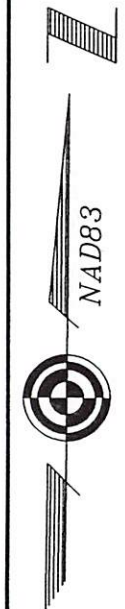
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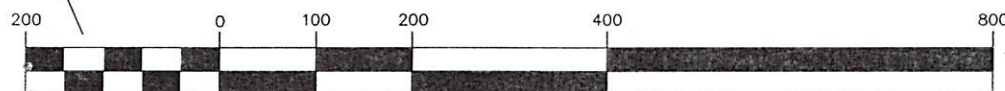
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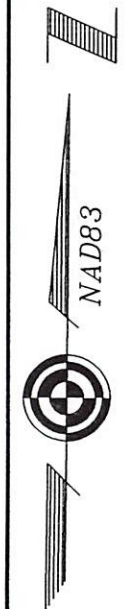
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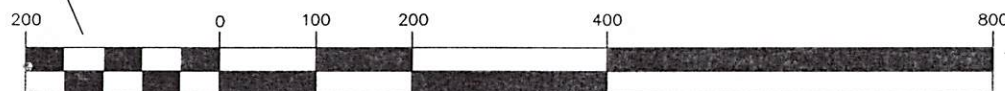
1 inch = 200 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°26'00"E	70.15'
L2	S04°44'57"W	20.34'
L3	S71°49'22"E	1.43'
L4	S59°49'04"E	14.22'
L5	S69°29'32"E	443.62'

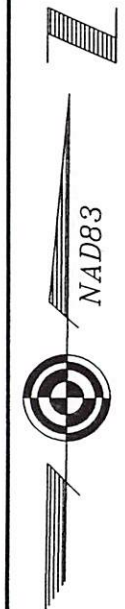
Surveys and Deeds reviewed as noted on Plat.

GRAPHIC SCALE



( IN FEET )

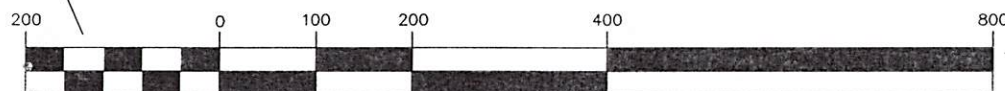
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