

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Dani L. Stone  
DATE: 12/4/19

**Survey for  
Tim K. and Patricia Colwell  
68.437 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of York, being in the Fraction 26 of Section 27, Township 12N., Range 15W. of the Ohio Company Purchase (O.C.P.) and being all of the original tract (Parcel P010010017800 carried as 66.63 acres) as transferred to Timothy K. Colwell and recorded in Official Record Book 295, Page 2333 and being bounded and described as follows:

Beginning at a 5/8" iron pin found (cap stamped "S.A.M., Inc."), taken to be the southwest corner of Fraction 26 of Section 27 of said York Township;

thence with a line taken to be the west line of said Fraction 26 of Section 27, North 4 degrees 6 minutes 4 seconds East a distance of 120.24 feet to a point in the centerline of Connett Road (C-2, 60 feet wide), taken to be in the west line of said Fraction 26 of Section 2, taken to be the northwesterly corner of a 5.00 acre tract as conveyed to Michael and Jodie Elliot and recorded in Official Record Book 463, Page 8, taken to be the southeasterly corner of a 0.27 acre tract as conveyed to the Connett Church and recorded in Deed Volume 27, Page 30 and being the principle **Point of Beginning** of this survey;

thence leaving the centerline of said Connett Road and continuing with a line taken to be the west line of said Fraction 26 of Section 27, taken to be the easterly line of said 0.27 acre tract and continuing with a line taken to be the easterly lines of a 6.56 acre tract as conveyed to Phillip A. and Cindy L. Adams and recorded in Official Record Book 355, Page 2375, a 1.694 acre tract as conveyed to Brandy and Joshua Lavy and recorded in Official Record Book 384, Page 117, a 1.694 acre tract as conveyed to Adam D. and Amanda Fowler and recorded in Official Record Book 355, Page 2378, a 1.70 acre tract as conveyed to the Trustees of York Township and recorded in Deed Volume 276, Page 1607 and a 1.34 acre tract as conveyed to the Connett Cemetery and recorded in Deed Volume 177, Page 612, North 4 degrees 6 minutes 4 seconds East a distance of 1340.77 feet to a 6" mag spike set in Collison Road (T-446, 40 feet wide), taken to be in the west line of said Fraction 26 of Section 27, taken to be in the easterly line of said 1.34 acre tract, taken to be the southwesterly corner of a 11.00 acre tract as conveyed to Richard Loudner, ETAL and recorded in Deed Volume 183, Page 249, passing iron pins set at distances of 42.32 feet and 301.76 feet, passing a point in the easterly line of said Collison Road at a distance of 309.82 feet (continuing in said Collison Road for the next 1030.95feet);

thence leaving the west line of said Fraction 26 of Section 27 and the centerline of said Collison Road and with a line taken to be the southerly line of said 11.00 acre tract and continuing with a line taken to be the southerly lines of a 11.06 acre tract as conveyed to Richard Loudner, ETAL and recorded in Deed Volume 194, Page 117 and a 99.72 acre tract as conveyed to the United States of America and recorded in Deed Volume 299, Page 11, South 85 degrees 23 minutes 58 seconds East a distance of 2244.64 feet to an iron pin set, taken to be in the east line of said Fraction 26 of Section 27, taken to be the southeasterly corner of said 99.72 acre tract, taken to be the northwesterly corner of a 4.95 acre tract as conveyed to the United States of America and recorded in Deed Volume 299, Page 11;

thence with a line taken to be the east line of said Fraction 26 of Section 27, taken to be the westerly line of said 4.95 acre tract and continuing with a line taken to be the westerly line of a 100 acre tract as conveyed to the United States of America and recorded in Deed Volume 299, Page 11, South 3 degrees 50 minutes 2 seconds West a distance of 1471.49 feet to an iron pin set, taken to be the southeast corner of said Fraction 26 of Section 27, taken to be in the westerly line of said 100 acre tract, taken to be the northeasterly corner of a 20.85 acre tract as conveyed to the United States of America and recorded in Deed Volume 299, Page 11;

thence with a line taken to be the south line of said Fraction 26 of Section 27, taken to be the northerly line of said 20.85 acre tract and continuing with a line taken to be the northerly lines of a 3.80 acre tract as conveyed to Melissa J. Colvin and recorded in Official Record Book 515, Page 1507, a 1.30 acre tract as conveyed to Timothy K. Colwell and Patricia A. Colwell and recorded in Official Record Book 385, Page 361 and a 2.1 acre tract as conveyed to Timothy K. Colwell and Patricia A. Colwell and recorded in Official Record Book 348, Page 1757, North 85 degrees 8 minutes 5 seconds West a distance of 1448.10 feet to an iron pin set in a prior survey, taken to be in the south line of said Fraction 26 of Section 27, taken to be in the northerly line of said 2.1 acre tract, taken to be the southeasterly corner of a 1.939 acre tract as conveyed Timothy K. Colwell and recorded in Official Record Book 558, Page 2625;

thence leaving the south line of said Fraction 26 of Section 27 and with a line taken to be the easterly line of said 1.939 acre tract, North 4 degrees 32 minutes 13 seconds East a distance of 224.33 feet to a 3/4" outside diameter steel pipe found, taken to be the northeasterly corner of said 1.939 acre tract, taken to be in the southerly line of a 5.00 acre tract as conveyed to Brent Colwell and recorded in Official Record Book 2, Page 176;

thence with a line taken to be the southerly line of said 5.00 acre tract, South 85 degrees 22 minutes 11 seconds East a distance of 88.88 feet to an iron pin set in a prior survey, taken to be the southeasterly corner of said 5.00 acre tract;

thence with a line taken to be the easterly line of said 5.00 acre tract, North 7 degrees 6 minutes 37 seconds East a distance of 610.58 feet to an iron pin set in a prior survey, taken to be the northeasterly corner of said 5.00 acre tract;

thence with a line taken to be the northerly line of said 5.00 acre tract, North 82 degrees 16 minutes 41 seconds West a distance of 225.93 feet to a 1/2" steel bolt found, taken to be the northwesterly corner of said 5.00 acre tract;

thence with a line taken to be the westerly line of said 5.00 acre tract for the next 3 calls:

1. South 9 degrees 15 minutes 2 seconds West a distance of 298.20 feet to an iron pin set in a prior survey; thence
2. South 85 degrees 39 minutes 47 seconds West a distance of 253.90 feet to a 1" outside diameter steel pipe found; thence
3. South 3 degrees 10 minutes 7 seconds West a distance of 285.48 feet to a 3/4" outside diameter steel pipe found, taken to be the southwestly corner of said 5.00 acre tract, taken to be the northwesterly corner of said 1.939 acre tract as conveyed Timothy K. Colwell;

thence with a line taken to be the westerly line of said 1.939 acre tract, South 4 degrees 32 minutes 4 seconds West a distance of 222.78 feet to an iron pin set in a prior survey, taken to be in the south line of said Fraction 26 of Section 27, taken to be the southwestly corner of said 1.939 acre tract, taken to be in the northerly line of a 0.307 acre tract as conveyed to Timothy K. Colwell and recorded in Official Record Book 558, Page 2625;

thence with a line taken to be the south line of said Fraction 26 of Section 27, taken to be the northerly line of said 0.307 acre tract and continuing with a line taken to be the northerly line of a 10.98 acre tract as conveyed to Sherman T. Oliver and Kari Oliver and recorded in Official Record Book 544, Page 966, North 85 degrees 8 minutes 5 seconds West a distance of 215.90 feet to a point in the centerline of Connett Road, taken to be in the south line of said Fraction 26 of Section 27, taken to be in the northerly line of said 10.98 acre tract, passing an iron pin set in a prior survey at a distance of 114.14 feet;

thence leaving the south line of said Fraction 26 of Section 27 and with the centerline of said

Connett Road, taken to be the northerly line of said 10.98 acre tract and continuing with a line taken to be the northerly lines of a 33.613 acre tract as conveyed to Melonie and Scott McManus and recorded in Official Record Book 446, Page 1516 and said 5.00 acre tract as conveyed to Michael and Jodie Elliot, North 55 degrees 30 minutes 19 seconds West a distance of 243.19 feet to the **Point of Beginning** and containing 68.437 acres more or less and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office unless otherwise noted.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

Bearings are based upon the North 85 degrees 8 minutes 5 seconds West line (NAD-83, Ohio South) of the south line of Fraction 26 of Section 27, York Township. All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in November 26, 2019 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E 2<sup>nd</sup> Street., Wellston, Ohio. Registered Survey Number 8231.



**Michael A. Kinnison, P.L.S. No. 8231**

*12/3/19*

**Date**

\*\*\*\*\* End of Description \*\*\*\*\*

**Kinnison Engineering and Surveying, LLC**  
**Michael A. Kinnison P.E., P.S.**  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

This survey is not valid without the original signature and seal of the Land Surveyor.

**LEGEND**

- 5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
- △ 5/8" Iron Pin Found, Cap Stamped, "S.A.M. Inc."
- Point
- 6" Mag Spike Set
- ⊙ 3/4" Outside Diameter Steel Pipe Found
- 5/8" Iron Pin Found, Cap Stamped, "John W Hagen PS 4968"
- ⊕ 1" Outside Diameter Steel Pipe Found
- 5/8" Rebar Set in a prior survey, 30" in Length, Cap Stamped, "Kinnison PS 8231"
- 1/2" Steel Bolt Found
- ◇ 5/8" Iron Pin Found, No Cap or Tag

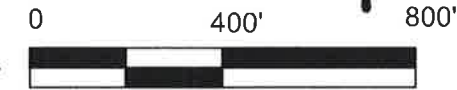
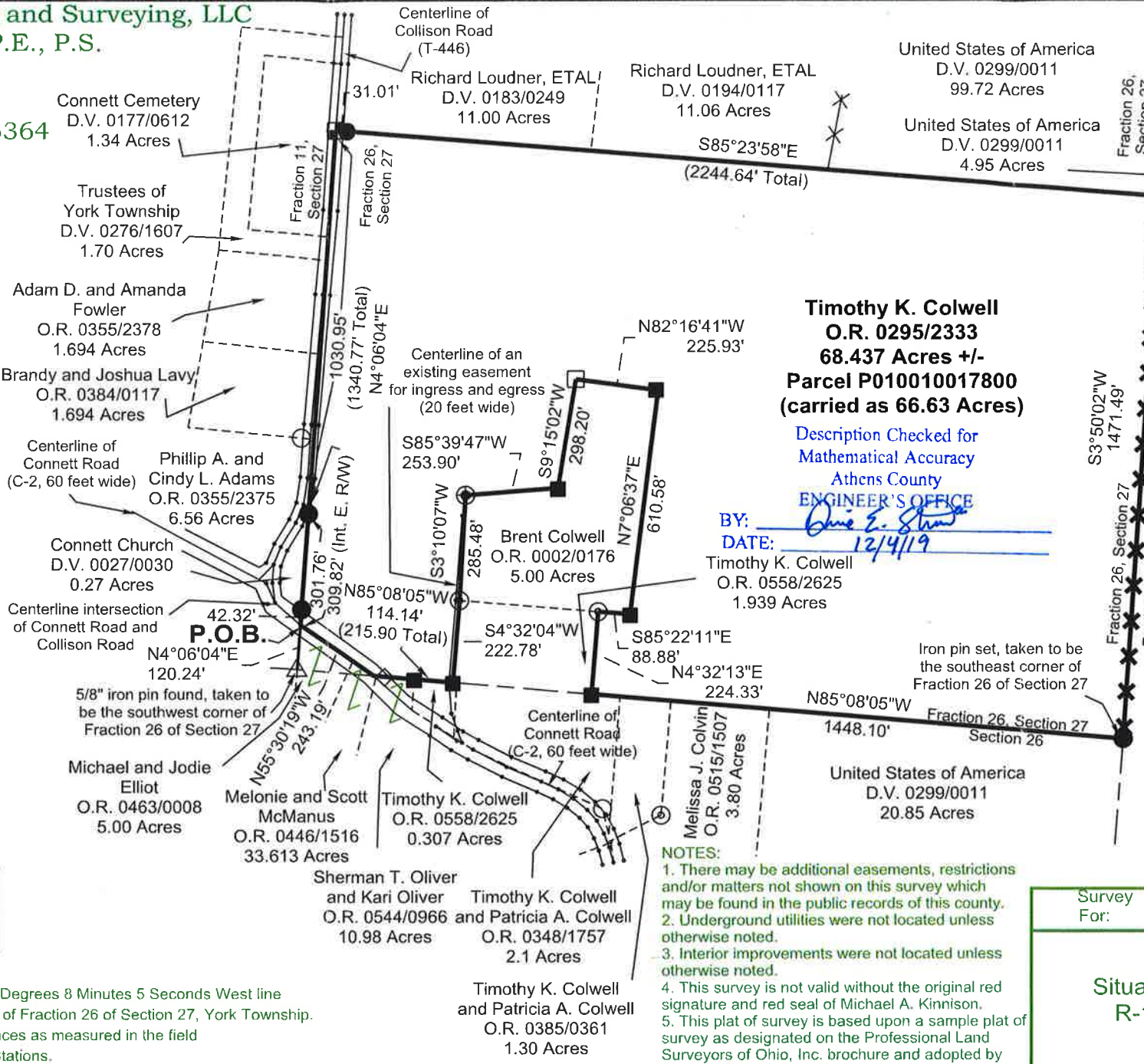
✕✕✕ Remains of Wire Fence Found

**ATTENTION:**  
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

FILE NAME 3COLWELLFARM.TRV	DRAWING Drawing2
SCALE 400 Ft/in	DATE 12-3-2019
JOB 19-058	REVISION 1/1
	DRAWN BY M.A.K.
	SHEET 1/1

This map was drawn with TRAVERSE PC Software

Bearings are based upon the North 85 Degrees 8 Minutes 5 Seconds West line (NAD-83, Ohio South) of the south line of Fraction 26 of Section 27, York Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.



- Reference Documents:
1. Deeds and Prior as Listed
  2. Prior Surveys
  3. Tax Plans
  4. G.I.S.
  5. Existing Monuments
  6. County and City Maps
  7. Highway R/W Plans
  8. Railroad R/W Plans

**Timothy K. Colwell**  
**O.R. 0295/2333**  
**68.437 Acres +/-**  
**Parcel P010010017800**  
**(carried as 66.63 Acres)**

Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**

BY: Quinn E. Shaw  
 DATE: 12/4/19  
 Timothy K. Colwell  
 O.R. 0558/2625  
 1.939 Acres

- NOTES:**
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
  2. Underground utilities were not located unless otherwise noted.
  3. Interior improvements were not located unless otherwise noted.
  4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
  5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.



I hereby certify this to be a plat of a survey made under my direction in November 26, 2019.

Michael A. Kinnison  
 Michael A. Kinnison, P.L.S. No. 8231

Date 12/3/2019

Survey For:	<b>Tim K. and Patricia Colwell</b>
	<b>68.437 Acres +/-</b>
	Situated in Fraction 26 of Section 27, T-12N., R-15W. of the Ohio Company Purchase, York Twp., Athens County, Ohio
	November 26, 2019