

OCT 06 2022

3.993 Acres

Jill Thompson
Athens County Auditor

Situate Ohio Company Purchase, Town 12, Range 15, River Lots 619-619, Section 9, York Township, Athens County, Ohio.

Being from the lands deeded to: Brenda J. Duffy,

Official Record Book 427, pages 2545-2548, and being all of Tract one, parcel 1 and parcel 2, known as Parcel P010010051800 and Parcel P010010052000.

Commencing at a two-inch diameter solid steel pin found at the northwest corner of said Section 9; Thence S04°06'06"W 373.41 feet, (passing iron pins found at 50.94 feet, and at 118.67 feet) to a 24-inch diameter hickory tree at the point of beginning of the tract herein described;

- 1.) Thence N81°55'08"E 250.68 feet, (passing iron pins set at 14.74 feet and at 220.80 feet) along a common boundary to McCulloch 460-1052 to a point in the center of State Route 691;
- 2.) Thence S39°44'03"E 241.90 feet to a Mag-Nail set in the center of State Route 691;
- 3.) Thence S35°53'42"E 70.44 feet to a point in the center of State Route 691;
- 4.) Thence S23°23'50"E 80.36 feet to a point in the center of State Route 691;
- 5.) Thence S14°28'37"E 126.11 feet to a point in the center of State Route 691;
- 6.) Thence S12°57'12"E 120.85 feet to a point in the center of State Route 691;
- 7.) Thence S10°27'44"E 60.60 feet to a point in the center of State Route 691;
- 8.) Thence S07°20'07"E 36.77 feet to a point in the center of State Route 691;
- 9.) Thence N86°14'33"W 27.12 feet along a common boundary to Young 571-75 to an iron pin set;
- 10.) Thence N07°36'53"W 150.00 feet along a common boundary to Duffy's 2.68-acre parcel to an iron pin set, and continuing along said common boundary the next (4) courses;
- 11.) Thence N86°20'20"W 232.15 feet to an iron pin set;
- 12.) Thence N18°44'58"W 155.66 feet to an iron pin set;
- 13.) Thence S85°55'41"W 109.04 feet to a Mag-Nail set;
- 14.) Thence S85°55'41"W 136.39 feet to an iron pin set;
- 15.) Thence N04°06'06"E 323.12 feet along a common boundary to McCulloch 348-1703 and being the west line of Section 9 to the point of beginning containing a total of 3.993 acres.


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

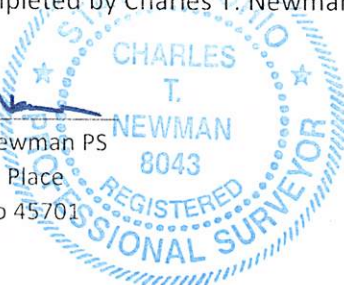
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Ohio South

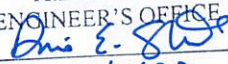
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 4, 2022.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: _____
DATE: _____


10/7/22

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 3.993 Acres.

Situate Ohio Company Purchase, Town 12, Range 15, Section 9,
River Lots 618-619, York Township, Athens County, Ohio.

Deeded to: Brenda J. Duffy

Official Record Book 427, pages 2545-2548.

Being all of Parcel P010010052000 and Parcel P010010051800.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Chris E. S.W.
DATE: 10/7/22

Charles T. Newman
Charles T. Newman
Surveyed 10/3/2022

LINE TABLE

LINE	BEARING	LENGTH
L1	S39°44'03"E	241.90'
L2	S35°53'42"E	70.44'
L3	S23°23'50"E	80.36'
L4	S14°28'37"E	126.11'
L5	S12°57'12"E	120.85'
L6	S10°27'44"E	60.60'
L7	S07°20'07"E	36.77'

- 24" Hickory Tree
- Iron Pin Found #5 rebar
- Iron Pin Set capped NEWMAN
- Mine Rail Found
- Iron Pin Found capped Gerstner
- Iron Pin Found 2" OD Solid
- Mag Nail Set

3.993 ACRES

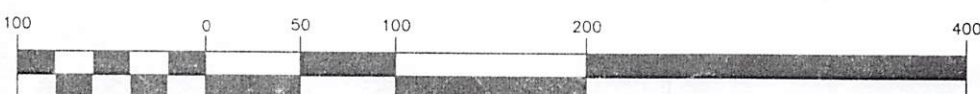
Brenda J. Duffy
427-2545

Brenda J. Duffy
427-2545

Brenda J. Duffy
427-2545 (parcel III)
2.680 acres

GRAPHIC SCALE

Young 571-75



(IN FEET)

1 inch = 100 ft.