

4.714 ACRES

Description of an existing parcel of land situate Ohio Company Purchase, Town 5, Range 13, Section 33, Canaan Township, Athens County, Ohio, and being more fully described as follows:

Being deeded to Gregory Michael Poches and Marlene Susette Poches,

Official Record Book 535, pages 1295-1296.

Parent Parcel E020020012800.

Commencing at a stone referenced to a Galvin survey of 1958 at the southwest corner of the Southeast Quarter of said Section 33;

Thence N87°00'00"E 407.70 feet (deed) to a #5 rebar found at the point of beginning of the parcel herein described;

1.) Thence N11°46'03"W 929.93 feet along a common boundary to Arnold 515-819 to a point in the center of County Road 80, passing an iron pin found capped Swoyer at 21.96 feet, passing an iron pin set at 304.56 feet, passing an iron pin set at 531.77 feet , and passing a #5 rebar found at 906.86 feet;

2.) Thence N79°48'40"E 285.71 feet to a point in the center of County Road 80;

3.) Thence 03°37'02"E 954.88 feet along a common boundary to Hostetler to a #5 rebar found, passing a #6 rebar found at 28.01 feet, and passing an iron pin set at 410.00 feet;

4.) Thence S87°00'00"W 152.00 feet along a common boundary to Smith 378-1174 to the point of beginning containing a total of 4.714 acres.

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

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

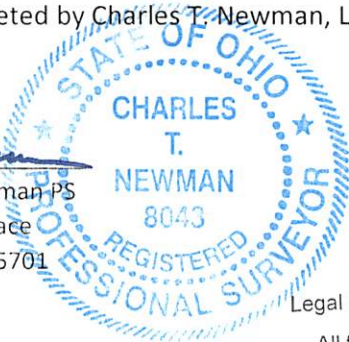
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south line of Section 33.

A True Meridian has NOT been determined.


Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 29, 2021.


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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/5/21

MAY 04 2021

Jill Thompson
Athens County Auditor

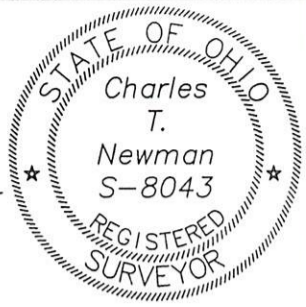
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of survey of an existing parcel.
Situating Ohio Company Purchase, Town 5, Range 13, Section 33,
Canaan Township, Athens County, Ohio.
Being deeded to Gregory Michael Poches and Marlene Susette Poches,
Official Record Book 535, Pages 1295-1296.
Auditor Parcel E020020012800.



Charles T. Newman
Charles T. Newman
Surveyed 4/29/2021



N. Coolville Ridge C-90

N 79°48'40" E
285.71'

△ +28.01'

▲ +906.86'

4.714 ACRES

Poches 535-1295

Arnold 515-819

+410.00'

S 03°37'02" E
954.88'

Hostetler
522-1935

+531.77'
N 11°46'03" W
929.93'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bruce M. L. L. L.*
DATE: 5/5/21

+304.56'

Arnold 515-819

Basis of Bearings:
South Line Section 33
Galvin Survey 1958

SW Corner
SE Quarter
Section 33

N 87°00'00" E
407.70'

Section 33
Section 32

+21.96'

S 87°00'00" W
152.00'

Smith
378-1174

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- △ #6 Rebar Found
- ▲ #5 Rebar Found
- ⊙ Swoyer Pin Found capped
- Newman Pin set capped