

JUL 29 2021

1.068 ACRES

Jill Thompson
Athens County Auditor

Description of an existing parcel of land situate Ohio Company Purchase, Town 5, Range 11, Section 2, Troy Township, Athens County, Ohio.
Being all the lands deeded to Charles David Williams and Linda Sue Williams,
Official Record Book 348, pages 808-809.

Commencing at a point (referenced to a Roush Survey of 2020) at the northwest corner of said Section 2;
Thence S86°13'19"E 3663.45 feet to a point in the rock of a cliff and being the point of beginning of the parcel herein described;

1.) Thence N86°54'15"E 293.34 feet, (passing a Mag Nail set at 54.50 feet, passing an iron pin found capped Canter at 199.22 feet, and passing an iron pin found capped Canter at 266.96 feet) along a common boundary to Buckley 292-717 to a point where the water of the Ohio River meets the lands at the banks of the Ohio River;

2.) Thence S20°46'10"W 238.56 feet to a point where the water of the Ohio River meets the lands at the banks of the Ohio River;

3.) Thence N67°15'16"W 262.45 feet (passing an iron pin found capped Canter at 39.37 feet, passing an iron pin found capped Canter at 99.44 feet, and passing a nail found in rock at the base of a cliff at 173.04 feet) along a common boundary to Miller 529-2569 to a point in the cliff;

4.) Thence N17°41'17"E 110.99 feet along a common boundary to Ford 568-719 to the point of beginning containing a total of 1.068 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.

Subject to the US Army Corp. of Engineer's Ohio River rights.


Along with and subject to an Easement 421-2099.

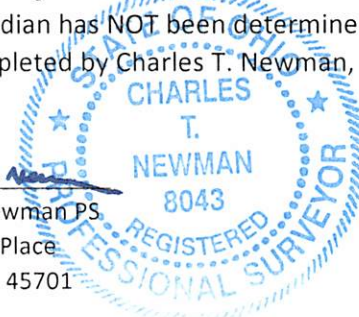
Mag Nails set are 1 1/2" x 1/4" ChrisNik


Basis of bearings : North Line of said 1.068 acres as denoted on this plat.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 26, 2021.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/29/21

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Prior Survey



Plat of Survey of 1.068 Acres
Situating Ohio Company Purchase, Town 5, Range 11, Section 2,
Troy Township, Athens County, Ohio.
Being an existing parcel of land deeded to:
Charles David Williams and Linda Sue Williams
Official Record Book 348, pages 808-809.

Charles T. Newman
Charles T. Newman
Surveyed 7/26/2021



Deeds and Prior Surveys used as noted on Plat.
Subject to the US Army Corp. of Engineer's Ohio River rights.

Basis of Bearings:
Denoted north boundary of the 1.068 acre parcel
A True Meridian has NOT been determined.

Buckley
292-717

S 86°13'19" E
3663.45'

N 86°54'15" E
293.34'

NW Corner
Section 2

Ford
568-719

N 17°41'17" E
110.99'
Cliff

1.068 ACRES

Williams
348-808

Roush Survey
2020

N 67°15'16" W
262.45'

Miller
529-2569

+173.04'

+98.44'

+39.37'

Ohio River

Mustapha Island

Right-of-Way Easement 421-2099
Private Road Old St. Rt. 124

S 20°46'10" W
238.56'

+199.22'

+266.96'

to Bowman Rd. T-174
Cliffside H-1337

Canter Survey
ODOT

Buckley Survey
2015

H/W

- ▲ Mag Nail Set
- ▲ Iron Pin Found capped Buckley
- Iron Pin Found capped CANTER
- Iron Pin Set capped NEWMAN
- Nail Found in rock

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Description Checked for
Mathematical Accuracy
Athens County
SURVEYOR'S OFFICE

BY: *Raymond Walker*
DATE: 7/29/21