

2.926 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 5, Range 11, Section 3, Troy Township, Athens County, Ohio, and being more fully described as follows:  
Deeded to John A. Lawrentz and Staci R. Lawrentz  
Official Record Book 545, pages 2644-2646.

Commencing at the southwest corner of Section 3 and being referenced to a survey by Roush of 2020;  
Thence along a random line N76°03'45"E 4214.51 feet to an iron pin found and being the point of beginning of the tract herein described;

- 1.) Thence N26°13'54"E 101.16 feet along common boundary to Lawrentz 545-2644 and Ford 563-1310 to an iron pin found;
- 2.) Thence N70°07'00"W 100.08 feet along said common boundary to an iron pin found;
- 3.) Thence N26°58'27"E 312.36 feet along said common boundary to a point in Bowman Road, T-174, passing iron pins found at 99.52 feet and 290.51 feet;
- 4.) Thence S66°01'28"E 66.90 feet to a point in said road;
- 5.) Thence S44°44'28"E 181.33 feet to a point in said road;
- 6.) Thence S63°34'32"E 151.21 feet to a point at the low water mark of the Ohio River, passing an iron pin found at 130.87 feet;
- 7.) Thence S34°34'10"W 70.93 feet to a point on the bank of the water's edge of the Ohio River;
- 8.) Thence S25°37'56"W 241.38 feet to a point on the bank of the water's edge of the Ohio River;
- 9.) Thence N70°31'16"W 288.30 feet, passing iron pins found at 5.75 feet, 65.67 feet, and 130.84 feet along a common boundary to Lawrentz 545-2644 and Richardson 471-1395 to the point of beginning containing a total of 2.926 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 rights of the Army Corps of Engineers.

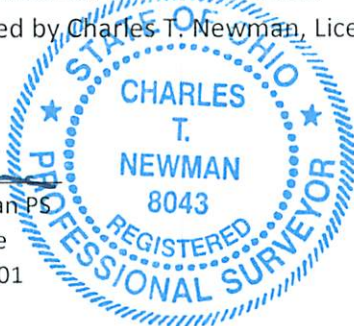
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south line of Lot 13.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 28, 2020.

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



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

AUG 31 2020

Jill Thompson  
Athens County Auditor

Exhibit "A"

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of (3) Parcels  
Surveyed as one tract of 2.926 Acres.  
Situating Ohio Company Purchase,  
Town 5, Range 11, Section 3,  
Troy Township, Athens County, Ohio.  
Being deeded to:  
John A. Lawrentz and Staci R. Lawrentz  
Official Record Book 545, pages 2644-2646.  
Parcel L010010014800  
Parcel L010010014700  
Parcel L010010014600

Basis of Bearings:  
An Assumed Bearing  
The Denoted North Line of Lot 8  
A True Meridian was NOT used

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Charles T. Newman*  
DATE: 8/28/20

SW Corner  
Section 3

Ford  
563-1310  
Roush Survey 2020

Lot 11  
Follrod  
464-0879

Lot 10  
Follrod  
464-0879

Williams  
487-440  
Lot 9

Follrod  
464-0879  
Lot 8

Lot 7

Stout  
568-1883

Cook  
250-618

Lot 12  
Richardson  
471-1395

Lawrentz  
545-2644  
L010010014600  
Lot 13

Lot 14  
L010010014700

2.926 ACRES

OHIO RIVER



*Charles T. Newman*  
Charles T. Newman  
Surveyed 8/28/2020

- ⊙ Iron Rebar Found 1/2" OD
- △ Iron Pipe Found 1/2" ID
- ▲ Iron Pin Found capped Roush
- ⊙ Iron Pin Found capped CANTER
- Iron Pin Set capped NEWMAN
- Notched X in Rock Cliff
- ⬢ Concrete Monument Found

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.