


0.683 ACRES

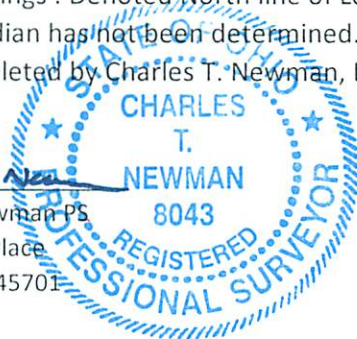
Description of a tract of land situate Ohio Company Purchase, Town 5, Range 11, Section 3, Troy Township, Athens County, Ohio, and being more fully described as follows:  
Deeded to James R. Stout  
Official Record Book 568, pages 1883-1887 with Right-of-Way/Easement Official Record Book 421-2099.  
Parcel L010010013800

Commencing at the southwest corner of Section 3 and being referenced to a survey by Roush of 2020; Thence along a random line N85°07'59"E 4174.94 feet to a low water mark on the Ohio River and being the point of beginning of the parcel herein described;

- 1.) Thence N71°11'45"W 296.83 feet along a common boundary to Stout 568-1883 and Cook 250-618 to a point, (passing an iron pin set at 10.00 feet, passing a concrete monument found at 76.77 feet, passing a capped iron pin found at 124.52 feet, and passing a notched X found in the face of a cliff at 186.94 feet);
- 2.) Thence N17°15'49"E 99.93 feet along a common boundary to Stout 568-1883 and Ford 563-1310 to a point on a slope;
- 3.) Thence S71°16'32"E 201.65 feet along a common boundary Stout 568-1883 and Follrod 464-879 to a point in the center of a private Road, being Old St. Rt. 124, (passing an iron pin set at 138.12 feet, and passing a capped iron pin found at 168.33 feet);
- 4.) Thence S71°16'32"E 95.63 feet along a common boundary to Stout 568-1883 Tract 1, and Tract 2 to a low water point on the Ohio River, (passing a concrete monument found at 16.00 feet, passing a capped iron pin found at 26.51 feet, and passing an iron pin set at 83.63 feet);
- 5.) Thence S17°31'47"W 100.33 along the bank of the Ohio River to the point of beginning containing a total of 0.683 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 North line of Lot 8  
A True Meridian has not been determined.  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 24, 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 26 2020

Jill Thompson  
Athens County Auditor

C. TIM NEWMAN

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

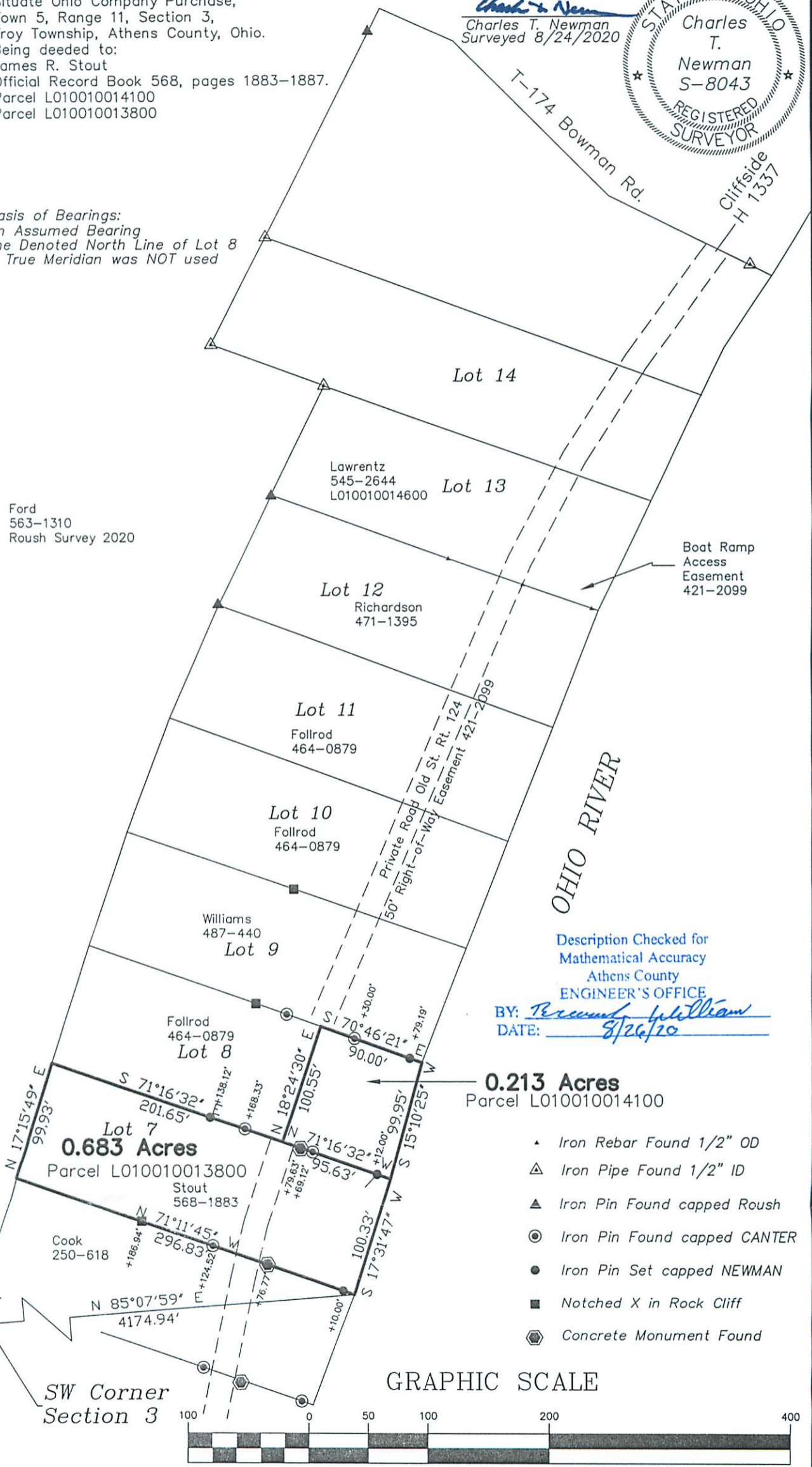
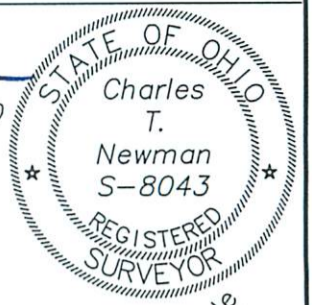
Professional Surveyor

Plat of Survey of (2) Parcels  
Situating Ohio Company Purchase,  
Town 5, Range 11, Section 3,  
Troy Township, Athens County, Ohio.  
Being deeded to:  
James R. Stout  
Official Record Book 568, pages 1883-1887.  
Parcel L010010014100  
Parcel L010010013800

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

Ford  
563-1310  
Roush Survey 2020

*Charles T. Newman*  
Charles T. Newman  
Surveyed 8/24/2020



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca Williams*  
DATE: 8/26/20

**0.213 Acres**  
Parcel L010010014100

- ▲ 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.

SW Corner  
Section 3