

3.467 Acres

Description of a tract of land situate Ohio Company Purchase, Town 5, Range 13, Section 32, Canaan Township, Athens County, Ohio.  
Being deeded to Marcia Nighswander,  
Official Record Book 377, pages 369-370.  
Parcel E020020006701.

Commencing at an iron pin found on the west boundary of said Section 32, and being the northeast corner of Lease Lot 9, ( Purden's Lease Lot Number 8) of Auditor's Section 2 of Athens Township;  
Thence S01°18'55"W 1453.70 feet along the east boundary of Lease Lot 9 and being the west boundary of Section 32 of Canaan Township to an iron pin found at the point of beginning of the parcel herein described;

- 1.) Thence S87°05'37"E 510.79 feet along a common boundary to Nighswander 208-709 and Palmer 472-2661 to a point in the center of Angel Ridge Road, County Rd. 98, passing an iron pin found at 485.79 feet;
- 2.) Thence S22°20'38"E 60.90 feet to a point in the center of County Road 98;
- 3.) Thence S10°24'25"E 80.68 feet to a point in the center of County Road 98;
- 4.) Thence S00°18'54"W 73.69 feet to a point in the center of County Road 98;
- 5.) Thence S00°49'00"W 96.99 feet to a point in the center of County Road 98;
6. Thence N87°46'34"W 186.75 feet along a common boundary to Nighswander 208-709 and Grueser 16-252 to an iron pin found, passing an iron pin found at 24.80 feet;
- 7.) Thence N73°59'03"W 379.24 feet along a common boundary to Nighswander 208-709 and Grueser 208-709 to an iron pin found;
- 8.) Thence N01°18'55"E 220.42 feet along a common boundary to Nighswander 208-709 and Grueser 37-276 to the point of beginning containing a total of 3.467 acres.


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

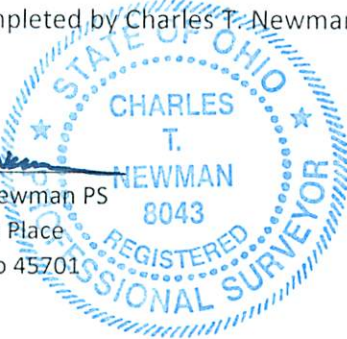
Subject to all easements, rights-of-way, and covenants and agreements of record.

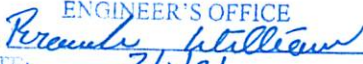
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings the denoted west boundary of Section 32 and being an assumed bearing where a true meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 28, 2021.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 2/1/21

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

FEB 02 2021

Jill Thompson  
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of 3.467 Acres  
Situatē Ohio Company Purchase, Town 5, Range 13, Section 32,  
Canaan Township, Athens County, Ohio.  
Deeded to Marcia Nighswander,  
Official Record 377, pages 369-370.  
Parcel E020020006701



*Charles T. Newman*  
Charles T. Newman  
Surveyed 1/28/2021

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca Williams*  
Date: 2/1/21

Prior Survey

Palmer 472-2661

Grueser 37-276

3.467 ACRES

Grueser 208-709

Grueser 16-252

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

- Iron Pin Found capped Swoyer
- Iron Pin Set capped NEWMAN
- ⬢ Iron Pin Found #5 Rebar

