

0.750 Acres
Continuous and Contiguous Tract

Situate Ohio Company Purchase, Town 5, Range 13, Section 33, Canaan Township, Athens County, Ohio.
Being part of a parcel deeded to John Stephen Caul,
Official Record Book 323, pages 2053-2055,
Parent Parcel E020020019200.

Commencing at an iron pin found of number 5 rebar at the southeast corner of the Northwest Quarter of said Section 33;

Thence N06°14'58"E 1042.81 feet along a fence line to an iron pin set at the southeast corner of the parent tract of 5.752 acres, and being the point of beginning of the tract herein described;

1.) Thence S88°11'30"W 62.98 feet along a common boundary to Foley 561-404, and Caul 323-2053 to an iron pin set;

2.) Thence N38°02'38"W 453.75 feet over the lands of Caul 323-2053 to a point in the center of Township Road 133, Terrell Rd. (passing iron pins set at 327.87 feet and at 423.75 feet);

3.) Thence N59°05'19"E 87.94 feet to a point in the center of Township Road 133;

4.) Thence S33°42'00"E 481.44 feet (passing an iron pin found at 19.61 feet) along a common boundary to Sanborn 580-2152, and Caul 323-2053 to the point of beginning containing a total of 0.750 acres. Said 0.750 acres is to remain continuous and contiguous with the 1.54 acre parcel to the east now deeded to Sanborn 580-2152.

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


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

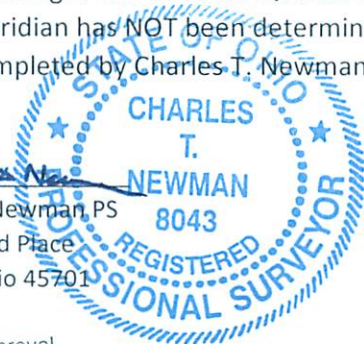
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043.

Basis of bearings : The denoted Quarter Section line being an assumed bearing of N06°14'58"E.


A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 18, 2022.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 7/25/22

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

JUL 25 2022

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Professional Surveyor



Plat of Survey of 0.750 Acres
Situating Ohio Company Purchase, Town 5, Range 13, Section 33,
Canaan Township, Athens County, Ohio.
Being part of the lands deeded to:
John Stephen Caul,
Official Record Book 323, pages 2053-2055.
Parent Parcel E020020019200.



Charles T. Newman
Charles T. Newman
Surveyed July 2022

Basis of Bearings:
Noted Quarter Section Line from previous survey
A True Meridian has NOT been determined

Terrell Rd. T-133

0.750
ACRES

Sanborn
580-2152 (1.54 Acres)

Caul 5.752 acres
323-2053 .750
5.002 acres residue

Whaley Survey 1972

Newman Survey 2017

Foley
561-404

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca [Signature]*
DATE: 7/25/22

- ⊙ = Iron Pin Found #5 rebar
- = Iron Pin Set capped NEWMAN

Prior Surveys and Deeds used as noted on Plat

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

POB
S 88°11'30" W

N 06°14'58" E
1042.81'

SE Corner
NW Quarter
Section 33