## 1.021 Acres

Situate Ohio Company Purchase, Town 5, Range 11, Section 1, Troy Township, Athens County, Ohio. Being the entirety of the lands deeded to Lisa M. Simons, and Jeffery J. McDonald of

Official Record Book 617, pages 47-49, known as 760 Riverfront Road.

Beginning at a %-inch diameter pipe found at the northeast corner of lot 1212 of the R.A. Miller Hockingport Addition, a platted subdivision found of record in Recorder's Envelope 372A.

- 1.) Thence N61°19'18"E 73.01 feet along the right-of-way of old State Route 124, now known as Riverfront Road to a ¾-inch diameter bolt found under an old axle flange;
- 2.) Thence S31°45'17"E 333.98 feet along a common boundary to Little 351-759 to a point on the riverbank of the Ohio River, passing an iron pin set at 299.66 feet;
- 3.) Thence S55°48'10"W 150.35 feet along the riverbank of the Ohio River to a point;
- 4.) Thence N27°42′12″W 253.68 feet, passing an iron pin set at 35.68 feet along a common boundary to Lot 1212 of R.A. Miller Hockingport Addition to an iron pin set;
- 5.) Thence N01°17'48"E 108.88 feet along said common boundary to the point of beginning containing a total of 1.021 acres.

Along with an existing easement for ingress, egress, recreational and boat dock purposes, which easement is more particularly described in a certain Deed of Easement recorded on May 22, 1991, in Official Record Volume 96, page 281, to which reference is made for the full and complete description thereof.

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

Subject to all easements, rights-of-way, covenants and agreements of record, including U.S. Army Corp. of Engineers water rights, and State boundary rights.

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

Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 28, 2024.

Charles T. Newman PS NEWMAN 66 Elmwood Place

Athens, Ohio 457

Description Checked for Mathematical Accuracy

Athens County

BY: DATE:

11/8/24

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

NOV 0 8 2024

Jill Davidson Athens County Auditor