

JUL 28 2021

0.679 ACRES

Jill Thompson  
Athens County Auditor

Description of an existing parcel of land situate Ohio Company Purchase, Town 5, Range 11, Section 3, Troy Township, Athens County, Ohio.  
Being all the lands deeded to Charles D. Williams and Linda S. Williams,  
Official Record Book 487, pages 440-441.

Commencing at a point (referenced to a Roush Survey of 2020) at the southwest corner of said Section 3;  
Thence N79°29'16"E 4038.97 feet to a #4 rebar found at the point of beginning of the parcel herein described;

1.) Thence S71°11'45"E 297.85 feet (passing a notch in a rock cliff at 144.89 feet, passing an iron pin found capped Canter at 181.00 feet, passing an iron pin set at 241.00 feet) along a common boundary to Bay 580-1320 to a point where the Ohio River meets the lands at the banks of the Ohio River;

2.) Thence S21°18'28"W 101.40 feet to a point where the Ohio River meets the lands at the banks of the Ohio River;

3.) Thence N70°44'06"W 292.79 feet, (passing an iron pin set at 10.81 feet, passing an iron pin found capped Canter at 60.00 feet, passing an iron pin found capped Canter at 120.10 feet, and passing a notch in a rock cliff at 147.24 feet) along a common boundary to CR Athens 572-156 and Follrod 572-988 to a #4 rebar found;

4.) Thence N18°26'01"E 98.95 feet along a common boundary to Ford 568-719 to the point of beginning containing a total of 0.679 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 US Army Corp. of Engineer's Ohio River rights.


Along with and subject to an Easement 421-2099.

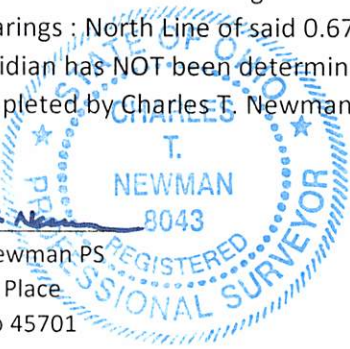
Iron Pins Set are 30 inches in length #5 rebar capped "NEWMAN PS 8043".

Basis of bearings : North Line of said 0.679 acres as denoted on this plat.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 26, 2021.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 7/28/21

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269



Prior Survey



Plat of Survey of 0.679 Acres  
Situate Ohio Company Purchase, Town 5, Range 11, Section 3,  
Troy Township, Athens County, Ohio.  
Being an existing parcel of land deeded to:  
Charles D. Williams and Linda S. Williams  
Official Record Book 487, pages 440-441.

*Charles T. Newman*  
Charles T. Newman  
Surveyed 7/26/2021



Basis of Bearings:  
Denoted north boundary of the 0.679 acre parcel  
A True Meridian has NOT been determined.

Deeds and Prior Surveys used as noted on Plat.  
Subject to the US Army Corp. of Engineer's Ohio River rights.

Newman Survey  
Lot 10  
Bay  
580-1320

Private Road Old St. Rt. 124  
Right-of-Way Easement 421-2099

N 79°29'16" E  
4038.97'  
Ford  
568-719  
SW Corner  
Section 3

N 18°26'01" E  
98.95'

Williams  
487-440

Lot 9  
0.679 ACRES

OHIO RIVER

Roush Survey  
2020

Follrod  
572-988  
Lot 8

N 70°44'06" W  
292.79'

CR Athens  
572-156

Lot 7

Newman Survey

Canter Survey  
ODOT

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Ronald Walker*  
DATE: *7/26/21*

Mustapha Island

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

- ▲ Iron Pin Found #4 rebar
- ▲ Iron Pin Found capped Buckley
- Iron Pin Found capped CANTER
- Iron Pin Set capped NEWMAN
- Notch in Rock Cliff