

BY: James W. Miller
DATE: 8/26/20

0.213 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 L01001004100

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 southeast corner of a 0.683 parcel;
Thence N17°31'47"E 100.33 feet along the bank of the Ohio River to a low water mark and being the point
of beginning of the parcel herein described;

- 1.) Thence N71°16'32"W 95.63 feet along a common boundary to Stout 568-1883 of Tract 1 and Tract 2
to a point in the center of a private road known as Old St. Rt. 124, (passing an iron pin set at 12.00 feet,
passing an capped iron pin found at 69.12 feet, passing a concrete monument found at 79.63 feet);
- 2.) Thence N18°24'30"E 100.55 feet along a common boundary to Stout 568-1883 and Follrod 464-879 to
a point in the center of said private road;
- 3.) Thence S70°46'21"E 90.00 feet along a common boundary to Stout 568-1883 and Williams 487-440 to
a low water point on the Ohio River, (passing a capped iron pin found at 30.00 feet and passing an iron
pin set at 79.19 feet);
- 4.) Thence S15°10'25"W 99.95 feet along the bank of the Ohio River to the point of beginning containing
a total of 0.213 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 rights of the Army Corps of Engineers.

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

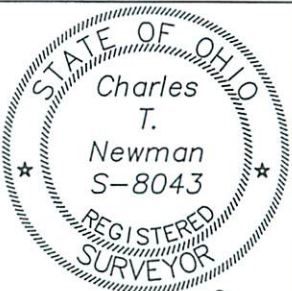
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

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

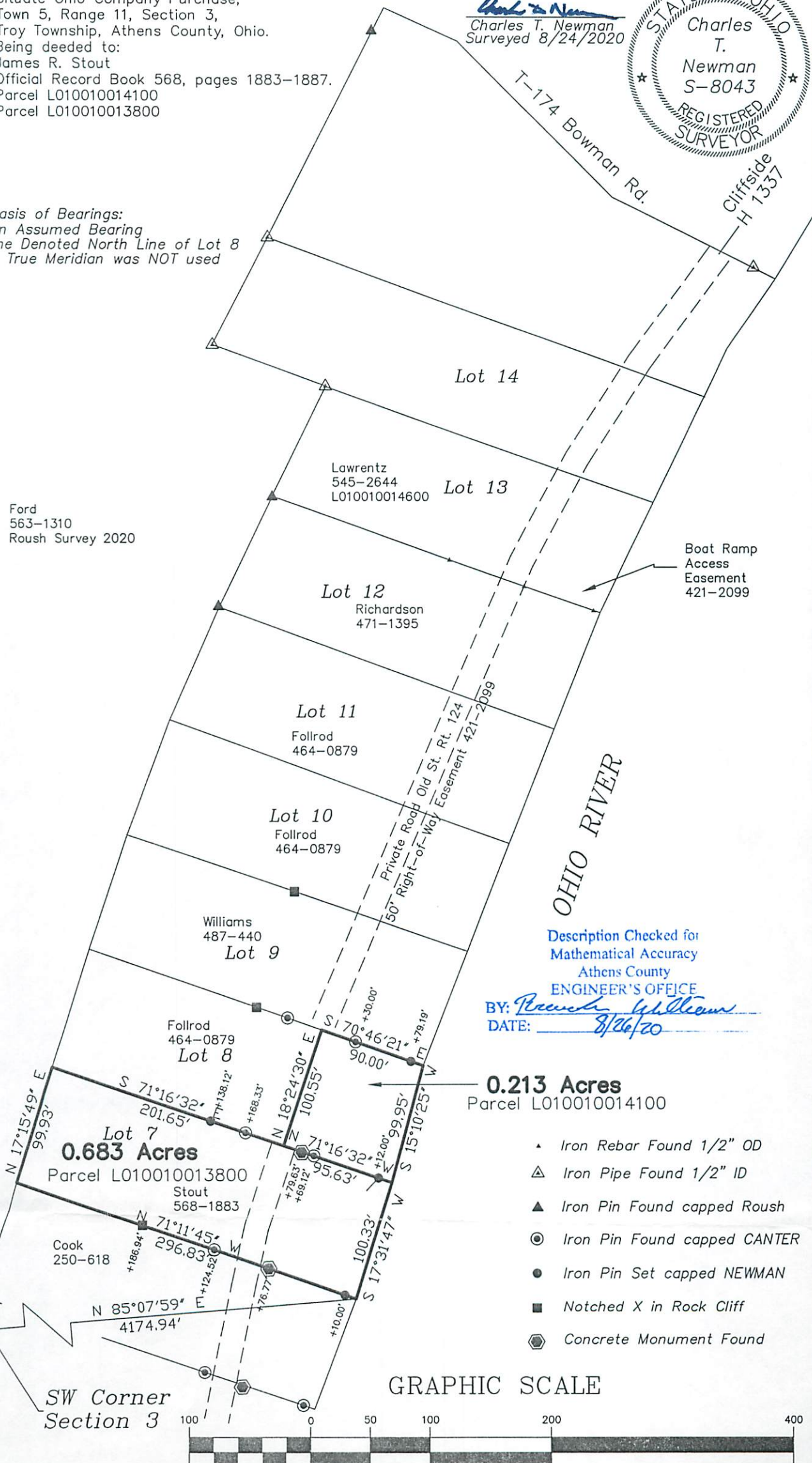
Charles T. Newman
Charles T. Newman
Surveyed 8/24/2020



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

Boat Ramp
Access
Easement
421-2099



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

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

0.213 Acres
Parcel L010010014100

0.683 Acres
Parcel L010010013800
Stout
568-1883

- ▲ 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

Prior Survey