

20.00 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 11, Range 15, Section 16, Waterloo Township, Athens County, Ohio.  
Being deeded to Chery D. Lowry.  
Official Record Book 499, pages 1509-1511, Second Tract, and being all the Second Tract.  
Parcel N010010071900.

Beginning at an iron pin found at the northeast corner of said Section 16;  
1.) Thence S07°36'32"W 970.84 feet along the west line of Section 16 and being a common boundary to Lowry 499-1509, Mathias 536-1300 and Schell 554-1521 to an iron pin set;  
2.) Thence N83°04'52"W 897.43 feet along a common boundary to Lowry 499-1509 and Schell 554-1521 to an iron pin set;  
3.) Thence N07°36'33"E 970.84 feet along a common boundary to Lowry 499-1509 and Davis 224-385 to an iron pin set;  
4.) Thence S83°04'52"E 897.43 feet along a common boundary to Lowry 499-1509 First Tract and Second Tract and Mathias 488-390 to the point of beginning containing a total of 20.00 acres.

Said 20.00 acres is to be assessable by an ingress and egress easement being 50 feet in width. Easement shall begin on the north boundary of the 20.00 acres at a point S83°04'52"E 25.00 feet from the northwest corner of said 20.00 acres and shall be 25.00 feet left and 25.00 right of the following (2) courses;

1.) Thence N05°44'17"W 231.09 to a spike set;  
2.) Thence N31°55'58"E 310.87, passing a spike set at 286.70 feet to the center of Township Road 259 and being the terminus of the easement.


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

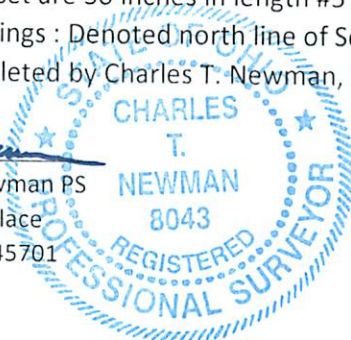
Subject to all easements, rights-of-way, and covenants and agreements of record.

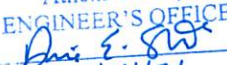
All Iron Pins set are 30 inches in length #5 rebar capped "NEWMAN PS 8043"

Basis of bearings : Denoted north line of Section 16, a True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 12, 2011.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/14/21

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

JAN 14 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 20.00 Acres  
Situat Ohio Company Purchase, Town 11, Range 15,  
Section 16, Waterloo Township, Athens County, Ohio.  
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Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Chris S. [Signature]  
DATE: 1/14/21

Sherman  
548-1000  
Gertsner Survey

[Signature]  
Surveyed January 12, 2021  
Charles T. Newman

Previous Survey



Campbell Rd. T-259

Easement  
50 Feet

Lowry  
499-1509  
First Tract

Lowry  
499-1509  
First Tract

Mathias  
488-390  
5.08 Ac.

Section 17  
x x Section 16

S 83°04'52" E  
897.43'

17 11

NW Corner  
Section 16

- Iron Pin Found #6 Rebar
- Iron Pin Found #5 Rebar
- Iron Pin Set Capped NEWMAN
- x T-Post

Davis  
224-385

Lowry  
499-1509  
Second Tract

20.000 ACRES

Mathias  
575-1300

N 07°36'33" E  
970.84'

S 07°36'32" W  
970.84'

N 83°04'52" W  
897.43'

Buckley  
310-145

Schell  
554-1521

Schell  
554-1521

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

2166.97'  
Section 10 Fraction 5

IPF Capped Swoyer