

0.178 Acres

Situate Ohio Company Purchase, Town 10, Range 15, Section 2, Lee Township, Athens County, Village of Albany, Ohio.

Deeded to Ryan S. Estep, Official Record Book 528, pages 115-116, being the entirety of an existing parcel known as H020030010900, and being more fully described as follows:

Commencing at an iron pin found capped RES 4373 at the southeast corner of Lot 287 of the G.W. Hill's 3rd Addition to Albany;

Thence S86°45'00"W 449.98 feet to an iron pin found capped Highland at the southeast corner of Lot 278 of said Addition, and being the point of beginning of the parcel herein described;

- 1.) Thence S86°45'00"W 69.50 feet along the north boundary of Clinton Street to an iron pin set;
- 2.) Thence N05°16'51"E 131.45 feet along a common boundary to Johnston 425-1304 to one-inch diameter iron pin found;
- 3.) Thence N86°45'00"E 50.00 feet along a common boundary to Hawk 429-2655 to an iron pin set;
- 4.) Thence S03°15'00"E 130.00 feet along a common boundary to Ivanovich 559-2506 to the point of beginning containing a total of 0.178 acres.

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

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

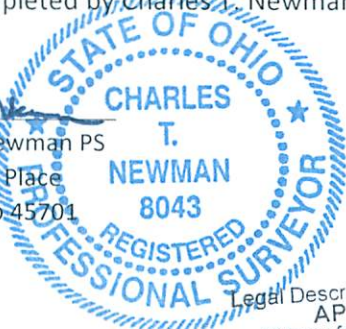
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : Denoted and Record South Line of said Hill's Subdivision.

A true meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 11, 2022.

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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Braun Wille
DATE: 8/17/22

AUG 17 2022

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 0.178 Acres
Situat Ohio Company Purchase, Town 10, Range 15, Section 2,
Lee Township, Athens County, Village of Albany, Ohio.
Being all of an existing parcel H020030010900.
Deeded to Ryan S. Estep,
Official Record Book 528, pages 115-116.

Field Evidence and Records used as noted on PLat

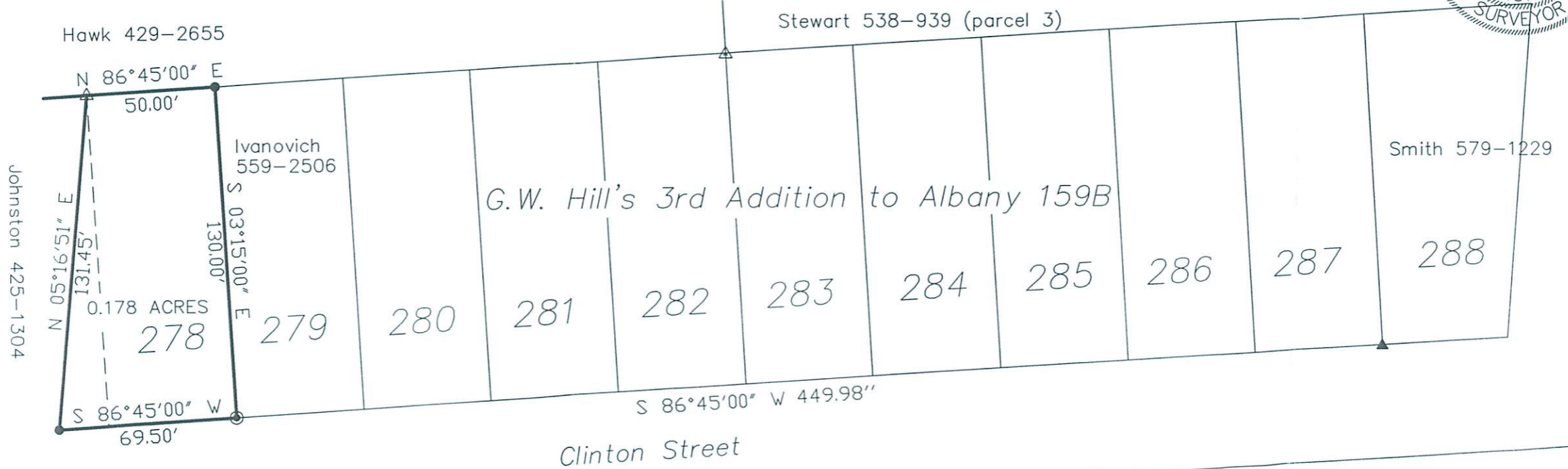
Basis of Bearings: Denoted and Record South Line of Hill's Subdivision



Charles T. Newman
Charles T. Newman
Surveyed August 2022



Hill's Sub'd



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian W. Little*
DATE: 8/17/22

- △ Iron Pin Found 1" solid
- ▲ Iron Pin Found capped RES 4373
- ⊙ Iron Pin Found capped Highland
- Iron Pin Set capped NEWMAN
- ⊕ Iron Pipe Found 2" OD