


0.296 ACRES


Situate Ohio Company Purchase, Town 10, Range 15, Section 3, Lee Township, Athens County, Ohio.
Being the entirety of the lands deeded to: Sharon Ervin,
Official Record Book 591, pages 651-653, and being more fully described as follows:

Commencing at the southeast corner of Lot 186 of the 4th Addition to Albany, of record in Athens County Recorder's Envelope 78C;
Thence S40°31'25"W 20.00 feet along the western boundary of Wilkes Road, now known as Washington Rd. to a 3-inch diameter axle found;
1.) Thence S40°31'25"W 85.61 feet along the western boundary of Washington Rd., County Rd. 12 to an iron pin set;
2.) Thence N75°25'44"W 113.00 feet along a common boundary to Patrick 384-1306 to a spike set in a 40-inch maple tree;
3.) Thence N87°24'28"W 29.75 feet along said common boundary to an iron pin set, passing a #5 rebar in concrete found at 15.67 feet;
4.) Thence N11°37'53"E 86.00 feet along a common boundary to Richmond 544-1773 to an iron pin set;
5.) Thence S74°34'40"E 184.00 feet along said common boundary to the point of beginning containing a total of 0.296 acres.

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 : NAD 83 Ohio State Plane, South Zone.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 3, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/7/23

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

AUG 07 2023

Jill Davidson
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 0.296 Acres.
Situate Ohio Company Purchase, Town 10, Range 15, Section 3, Lee Township, Athens County, Ohio.
Being all of an existing parcel deeded to Sharon Ervin, Official Record Book 591, pages 651-653. (Parcel H010010051400)

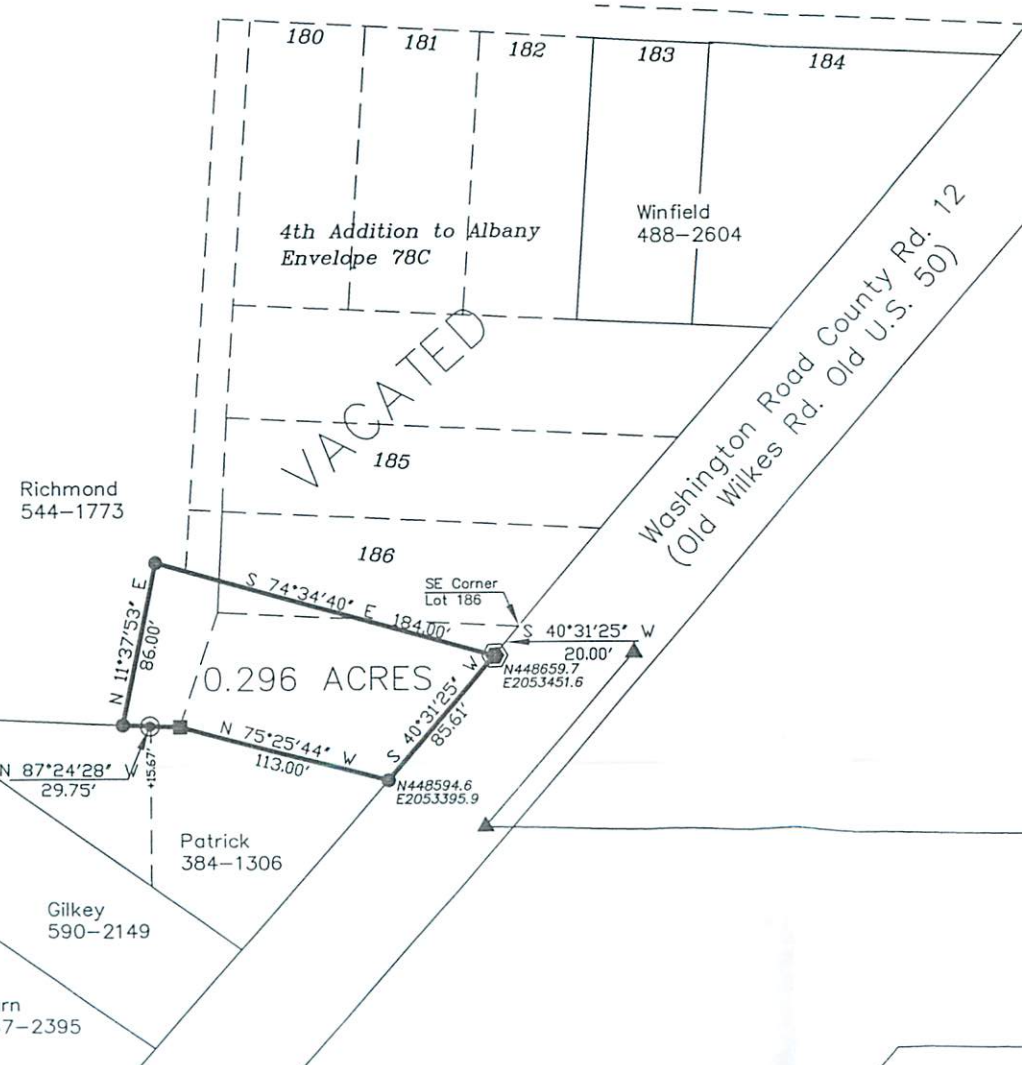
Charles T. Newman
Charles T. Newman
Surveyed August 2023

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Permonah Williams*
DATE: 8/7/23

Basis of Bearings: NAD 83 Ohio South
Prior Surveys and Deeds used as noted on Plat

- △ Iron Pin Found capped Highland
- ▲ Iron Pin Found capped Swoyer
- ⊙ Iron Pin Found #5 rebar in Concrete
- Iron Pin Set capped Newman 8043
- Spike Set in 40-inch Maple Tree
- ⬢ Axle Found 3-inch OD



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.