

87 Franklin Avenue
0.188 ACRES

Situate Ohio Company Purchase, Town 9, Range 14, (Auditor's Section 10), Athens Township,
Athens City, Inlot 159, Athens County, Ohio.

Being an existing parcel deeded to Toby Xianyu Li, Official Record Book 516, pages 1849-1850.
Parcel A028260003100.

Beginning at a $\frac{3}{4}$ -inch diameter pipe found at the northeast corner of said Inlot 159;

- 1.) Thence S23°49'00"W 93.12 feet along the west right-of-way of Franklin Avenue to an iron pin found capped England;
- 2.) Thence N66°52'09"W 113.74 feet along a common boundary to PM Management 238-333 to an iron pin set;
- 3.) Thence N18°05'18"E 47.10 feet along a common boundary to Gagliardi 517-2506 to a $\frac{3}{4}$ -inch diameter pipe found, passing an iron pin found capped Smith at 34.21 feet;
- 4.) Thence S88°05'07"E 127.65 feet along the south line of Merkle Street to the point of beginning containing a total of 0.188 acres.

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


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

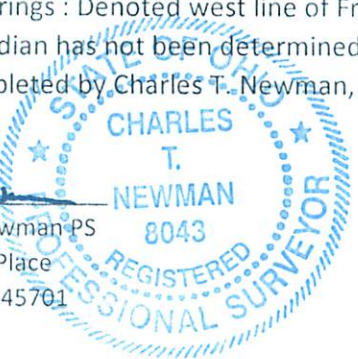
All Iron Pin set are 30-inch length of number 5 rebar capped NEWMAN.


Basis of bearings : Denoted west line of Franklin Avenue.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 26, 2022,


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/28/22

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

APR 28 2022

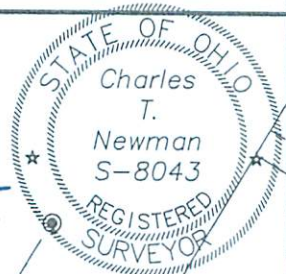
Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 0.188 Acres.
Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 10,
Athens Township, Athens County, City of Athens, Ohio.
Being part of Inlot 159
Deeded to Toby Xianyu Li
Official Record Book 516, pages 1849-1850
Parcel A028260003100, 87 Franklin Avenue

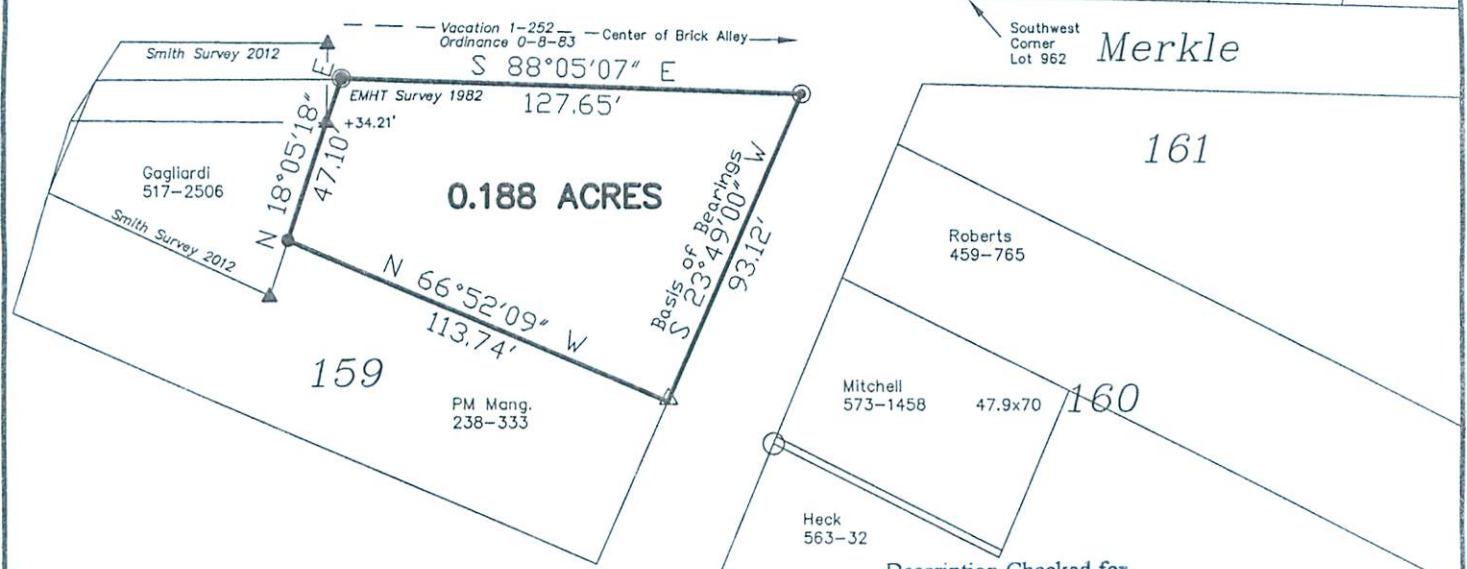
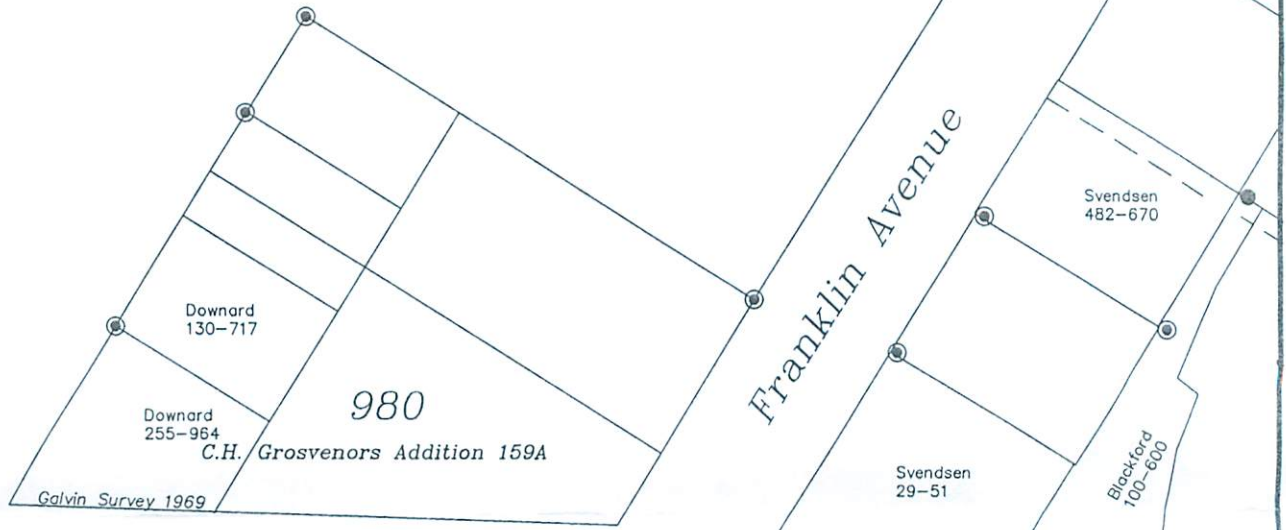


Charles T. Newman
Charles T. Newman
Surveyed April 2022

References: Prior Surveys and Deeds used as noted on Plat

Basis of Bearings:
Denoted west right-of-way of Franklin Avenue
A True Meridian has NOT been determined

Prior Survey



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Deborah Little*
DATE: 4/28/22

- ⊗ Pipe Found 1.5"
- △ Iron Pin Found capped England
- ▲ Iron Pin Found capped Smith
- ⊙ Iron Pipe Found 3/4"
- Iron Pin Set capped 8043
- 1-Inch diameter axle found



(IN FEET)
1 inch = 50 ft.