

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS  
P.O. BOX 429 THORNVILLE, OHIO 43076  
OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

## DEED DESCRIPTION 0.180 ACRES OR 7841 SQUARE FEET +\-

BEING A SURVEY OF PART OF A PARCEL CONVEYED TO SUSAN SEARLES AS RECORDED IN OFFICIAL RECORD 204 PAGE 055 AND OFFICIAL RECORD 252 PAGE 1854 IN THE ATHENS COUNTY RECORDERS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS AND IN THE CITY OF ATHENS. BEING A PART OF LOT #2225 AND ALL OF LOT #2224 OF JAMES JOSTEN'S ADDITION TO THE CITY OF ATHENS, AS RECORDED IN ENVELOPE #231-A IN THE PLAT CABINETS IN THE ATHENS COUNTY RECORDERS OFFICE AND BEING FURTHER DESCRIBED AS FOLLOWS,

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT #2224 OF JAMES JOSTEN'S ADDITION TO THE CITY OF ATHENS, SAID POINT BEING THE SOUTH-EAST CORNER OF THE SEARLES PARCEL (O.R. 204 PG. 055) AND ON THE WEST LINE OF A ALLEY TWELVE (12') FEET WIDE AND ON THE NORTH LINE OF FIRST STREET THIRTY-THREE (33') FEET WIDE AND THE SOUTHEAST CORNER AND PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED,

THENCE, WITH THE SOUTH LINE OF LOTS #2224 AND #2225 AND THE NORTH LINE OF FIRST STREET N 69°41'44" W 61.04 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SEARLES PARCEL (O.R. 252 PG. 1854), SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED, (PASSING THE SOUTHWEST CORNER OF LOT #2224 AT 50.17 FEET);

THENCE, WITH A NEW LINE THROUGH LOT #2225 N 08°05'38" E 127.81 FEET AN IRON PIN SET ON THE NORTH LINE OF LOT #2225 AND ON THE SOUTH LINE OF BOWER ALLEY TWELVE (12') FEET WIDE, THE NORTHWEST CORNER OF THIS PARCEL;

THENCE, WITH THE NORTH LINE OF LOT #2225 AND THE SOUTH LINE OF BOWER ALLEY S 76°10'47" E 60.24 FEET TO AN IRON PIN FOUND, THE NORTHEAST CORNER OF SEARLES (O.R. 204 PG. 055) AND ON THE WEST LINE OF AN ALLEY AFOREMENTIONED, (PASSING THE NORTHWEST CORNER OF LOT #2224 AT 10.78 FEET);

THENCE, WITH THE WEST LINE OF THE ALLEY AND THE EAST LINE OF LOT #2224 S 08°12'43" W 134.71 FEET TO THE PLACE OF BEGINNING.

THIS PARCEL AS SURVEYED CONTAINS 0.180 ACRES OR 7,841 SQUARE FEET MORE OR LESS OF WHICH 0.148 ACRES OR 6,447 SQUARE FEET LIE WITHIN LOT #2224 AND 0.032 ACRES OR 1,394 SQUARE FEET LIE WITHIN LOT #2225

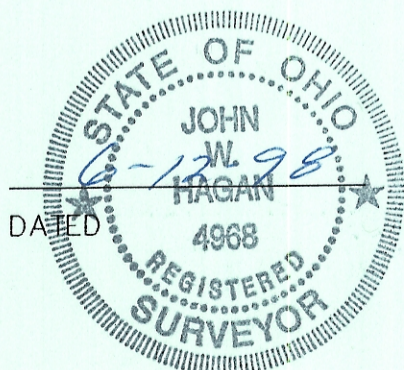
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORD.

THE BEARINGS OF THIS DESCRIPTION ARE BASED ON THE EAST LINE OF LOT #2224 OF JAMES JOSTENS ADDITION AS BEING S 08°12'43" W AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5\8" REINFORCING BARS WITH YELLOW CAPS LABELED JOHN W. HAGAN #4968.

NOTE: ALL DEED, OFFICIAL RECORD, PLATS REFERENCED TO ABOVE ARE FOUND IN THE OFFICE OF THE RECORDER, ATHENS COUNTY, OHIO.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE BY OR UNDER THE SUPERVISION OF JOHN W. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #4968 IN JUNE AND JULY, 1997.



JOHN W. HAGAN P.E., P.S.  
OHIO REGISTERED SURVEYOR #4968

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PROPERTY LOCATION

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, AND IN THE CITY OF ATHENS.

BEING A SURVEY OF PART OF A PARCEL CONVEYED TO SUSAN SEARLES AS RECORDED IN OFFICIAL RECORD 204 PAGE 055 AND IN OFFICIAL RECORD 252 PAGE 1854 IN THE ATHENS COUNTY RECORDERS OFFICE.

PREPARED FOR:

**SUSAN SEARLES**

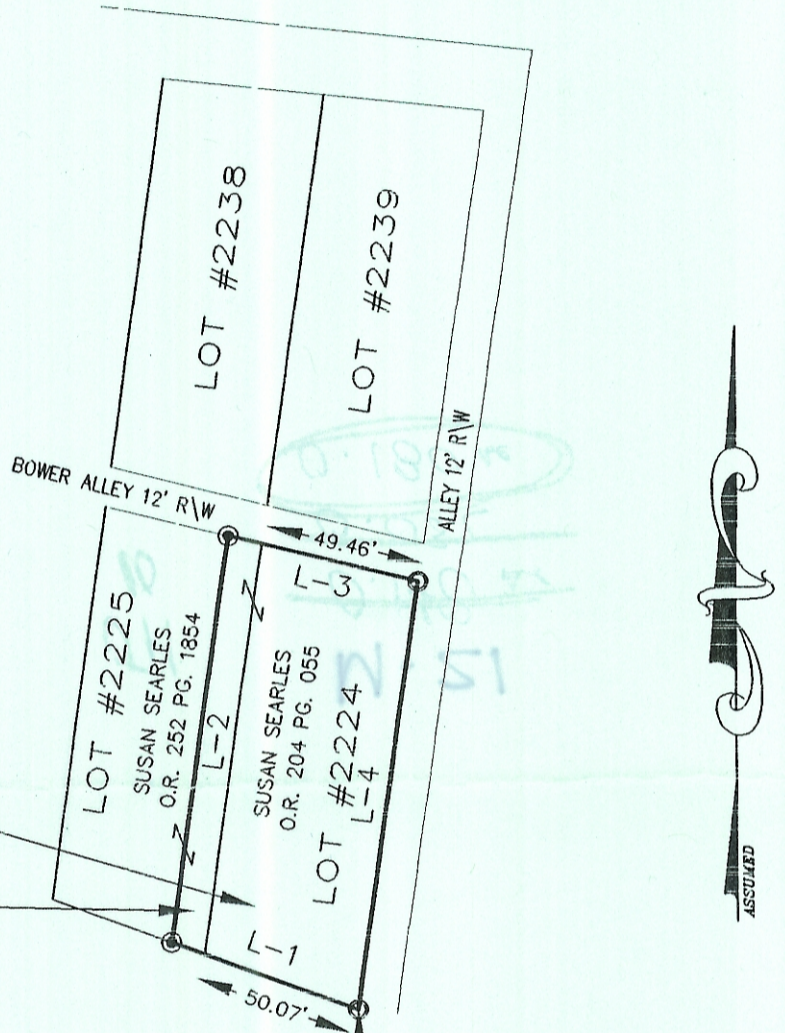
59 FIRST STREET  
 ATHENS, OHIO 45701

FILE NO. 97-1473A

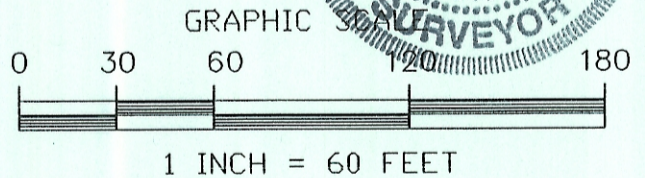
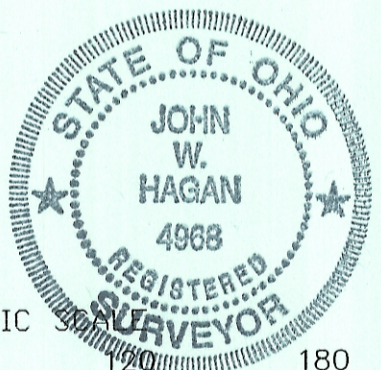
INVOICE NO. 97-07151

LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	N 69°41'44" W	61.04'
L-2	N 08°05'38" E	127.81'
L-3	S 76°10'47" E	60.24'
L-4	S 08°12'43" W	134.71'

ACREAGE BREAKDOWN	
LOT #2224 =	0.148 ACRES OR 7,851 SQ. FT.
LOT #2225 =	0.032 ACRES OR 1,377 SQ. FT.
TOTAL =	0.180 ACRES OR 7,841 SQ. FT.



BEGINNING, AT AN IRON FOUND AT THE SOUTHEAST CORNER OF LOT #2224 OF JAMES JOSTENS ADDITION TO THE CITY OF ATHENS AS FOUND IN ENVELOPE 231A IN THE ATHENS COUNTY RECORDERS OFFICE.



**LEGEND**

- - IRON PIN FOUND
- ⊙ - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- ⊛ - P. K. NAIL FOUND
- ⊛ - P. K. NAIL SET

NOTE: ALL PINS SET ARE 5/8" o.d. IRON REINFORCING BARS WITH YELLOW CAPS LABELED "JOHN W. HAGAN #4968".

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

BEARINGS OF THIS PLAT ARE BASED ON THE EAST LINE OF LOT #2224 AS BEING S 08°12'43" W AND ARE USED TO DENOTE ANGLES ONLY.

DATED 6-12-98 John W. Hagan  
 JOHN W. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #4968