

0.060 Acres

Description of an existing parcel of land situate Ohio Company Purchase, Town 9, Range 14, City of Athens, Ohio Outlot 128, being part of Lot 583 of Martin's Addition to the City of Athens and being more fully described as follows:

Being deeded to James Lee Ault and Carol Ann Ault 1994 Revocable Living Trust, Official Record 179, pages 133-139 (Parcel 2.)

Beginning at an iron pin set at the northwest corner of said Lot 583 of Martin's Addition to the City of Athens;

- 1.) Thence S87°29'56"E 67.00 feet along the north boundary of said Lot 583 and being a common boundary to Ault 179-133 and a 12-foot wide platted City alley to an iron pin set;
- 2.) Thence S02°30'00"W 53.30 feet along a common boundary to Ault 179-133 and McCoady 372-971 to an iron pin set;
- 3.) Thence N75°28'19"W 44.33 feet along a common boundary to Ault 179-133 and Hunter 384-753 to an iron pin set;
- 4.) Thence N25°43'01"W 50.00 feet along the west boundary of said Lot 583 and being a common boundary to Ault 179-133 and a 12-foot wide platted City alley to the point of beginning containing a total of 0.060 acres.

Together with an existing right-of-way for a sidewalk and a right-of-way to maintain a sanitary sewer and water line.... Referenced in a deed dated August 4, 1916 and recorded in Volume 122, page 458.

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


Sidewalk right-of-way details have NOT been shown on the plat.

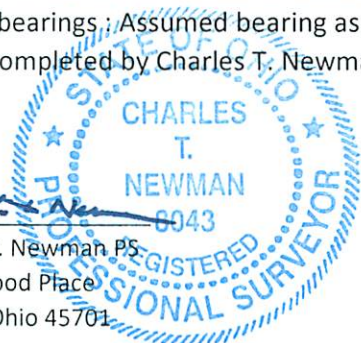
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

Basis of bearings; Assumed bearing as denoted of North Congress Street.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 7, 2020.


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



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

DEC 11 2020

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 0.060 Acres
Situating Ohio Company Purchase, Town 9, Range 14, Outlot 128 in the
City of Athens, Ohio and being part of Lot 583 of the Martin's Addition
to the City of Athens, Ohio.
Deeded to James Lee Ault and Carol Ann Ault 1994 Revocable Living Trust,
Official Record 179, pages 133-139 (Parcel 2), and being all of existing Parcel 2.
Auditor's Parcel Number A028110001200.

Charles T. Newman
Charles T. Newman
Surveyed 12/3/2020



Denoted Basis of Bearings:
North Congress St.
A True Meridian has Not been determined

Swoyer Survey 1993

McCoady 149-471

585

584

McCoady 168-526

S 87°29'56" E

67.00'

N 87°29'56" W

47.00'

N 25°43'01" W

50.00'

N 75°28'19" W

44.33'

0.060 ACRES

McCoady 372-971

Alley 12.00'

8.00'

53.30'

Existing Sidewalk Right-of-Way detail NOT drawn

592

Walkway 12.00'

583

Hunter 384-733

582

Wharton 468-2142

Dogwood 426-1103

North Congress 66'

⊙ Iron Pin Found

● Iron Pin Set

Athens City N-23

GRAPHIC SCALE

West Lancaster



(IN FEET)

1 inch = 40 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial*
DATE: 12/11/20