

0.141 Acres (North)

Situate Ohio Company Purchase, Town 9, Range 14, Section 10, Athens Township,
Athens County, Athens City, Ohio.

Being a new tract created from a portion of the lands deeded to: Montle LLC

Official Record Book 577, pages 883-884, and part of Lots 792 and 793 of Hudson's Addition to Athens.

Commencing at a #5 rebar found at the southwest corner of Lot 796 of Hudson's Addition;
Thence $N00^{\circ}20'57''E$ 100.00 feet to a #5 rebar found at the southwest corner of Montle LLC 577-883;
Thence $N00^{\circ}20'57''E$ 47.15 feet along the east right-of-way of South Shannon to an iron pin set at the
point of beginning of the tract herein described;

- 1.) Thence $N00^{\circ}20'57''E$ 47.15 feet along the east right-of-way of South Shannon to an iron pin set;
- 2.) Thence $S89^{\circ}29'17''E$ 130.00 feet along a common boundary to Simpson 227-33 to an iron pin found
capped Newman;
- 3.) Thence $S00^{\circ}20'57''W$ 47.15 feet along a platted alley to an iron pin set;
- 4.) Thence $N89^{\circ}29'17''W$ 130.00 feet over the lands of the parent tract to the point of beginning
containing a total of 0.141 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 : South Shannon east right-of-way.

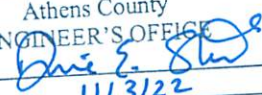
A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 31, 2022.



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 11/3/22

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

NOV 03 2022

Jill Thompson
Athens County Auditor

0.141 Acres (South)

Situate Ohio Company Purchase, Town 9, Range 14, Section 10, Athens Township,
Athens County, Athens City, Ohio.

Being a new tract created from a portion of the lands deeded to: Montle LLC
Official Record Book 577, pages 883-884, and part of Lots 793 and 794 of Hudson's Addition to Athens.

Commencing at a #5 rebar found at the southwest corner of Lot 796 of Hudson's Addition;
Thence N00°20'57"E 100.00 feet along the east right-of-way of South Shannon to a #5 rebar found at the
southwest corner of Montle LLC 577-883, and being the point of beginning of the tract herein described;

- 1.) Thence N00°20'57"E 47.15 feet along the east right-of-way of South Shannon to an iron pin set;
- 2.) Thence S89°29'17"E 130.00 feet over the lands of the parent tract to an iron pin set;
- 3.) Thence S00°20'57"W 47.15 feet along a platted alley to a #5 rebar found;
- 4.) Thence N89°29'17"W 130.00 feet along a common boundary to Sabraw 268-323 to the point of
beginning containing a total of 0.141 acres.

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


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

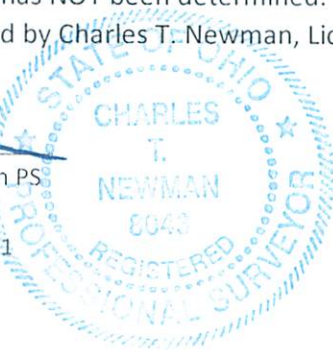
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

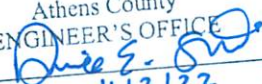
Basis of bearings : South Shannon east right-of-way.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 31, 2022.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/3/22

Legal Description Pre-Approval
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NOV 03 2022

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

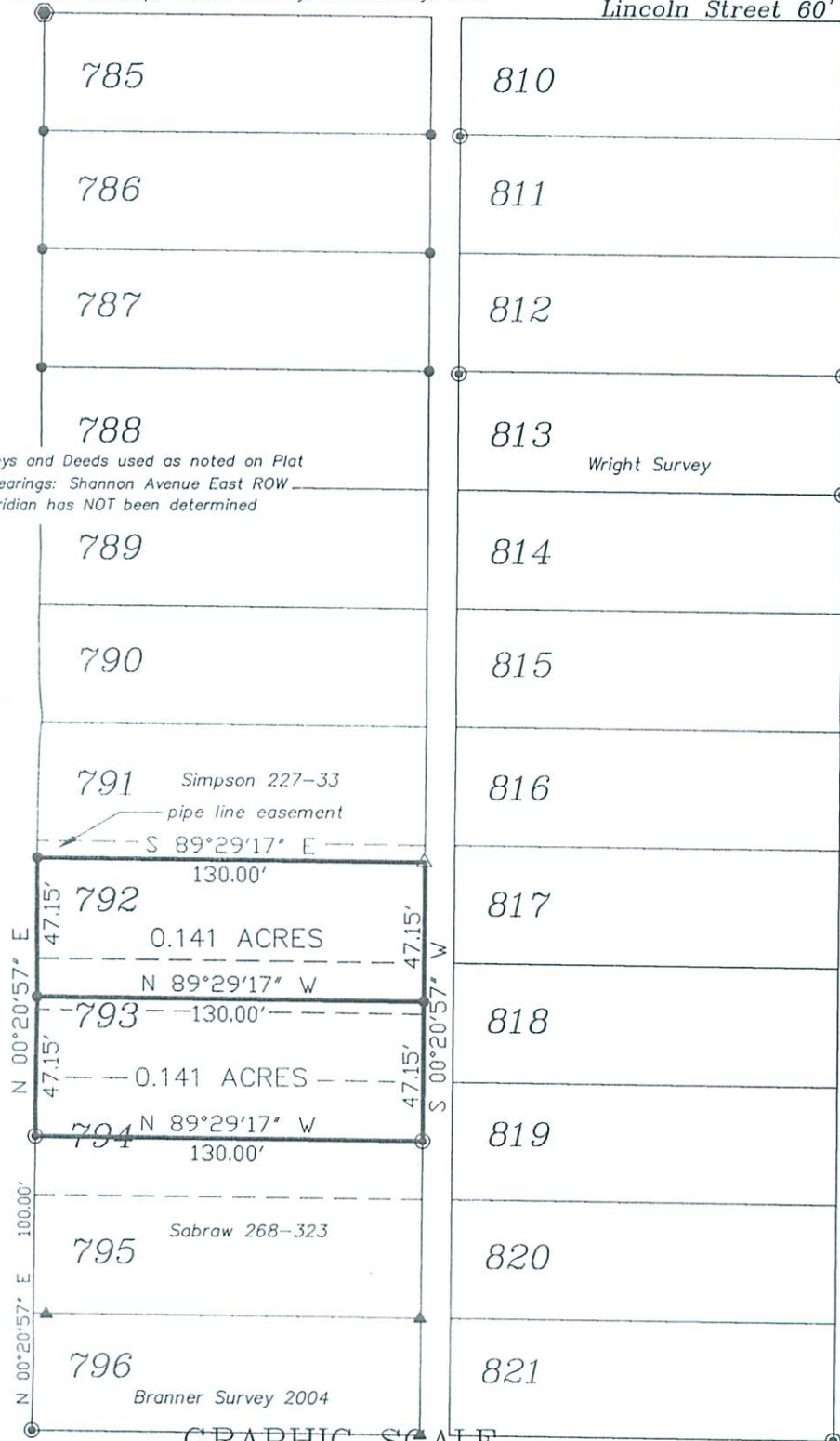
740-594-1884
740-591-5269

Plot of Survey of all the lands deeded to Montle LLC of Official Record Book 577, pages 883-884. Being a portion of Lot of 792, all of Lot 793, and the northern half of Lot 794 of Hudson's Addition (147A), City of Athens, Ohio; Survey further divides the land into (2) equal tracts as platted. Situate Ohio Company Purchase, Town 9, Range 14, Section 10, Athens Township, Athens County, Athens City, Ohio.



Charles T. Newman
Charles T. Newman
Surveyed October 2022

Lincoln Street 60'



Prior Surveys and Deeds used as noted on Plat
Basis of Bearings: Shannon Avenue East ROW
A True Meridian has NOT been determined

Wright Survey

Simpson 227-33
pipe line easement

0.141 ACRES

N 89°29'17" W

0.141 ACRES

N 89°29'17" W

Sabraw 268-323

Branner Survey 2004

South May Avenue

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John E. S. [Signature]*
DATE: 11/3/22

L-29

- ▲ Iron Pin Found capped NEWMAN
- ▲ Iron Pin Found capped BRANNER
- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped NEWMAN
- ⊞ 1" Solid

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.