

0.280 Acres
Tract 2


Situate Ohio Company Purchase, Town 9, Range 14, (Auditor's Section 16),
Athens Twp., Athens County, City of Athens, Ohio
Being a portion of Lot 486 of H.T. Brown's Addition to the City of Athens, Envelope 83B.
Parent parcel deeded to: Joe Manda, Official Record Book 613, pages 2094-2096.
Said Tract 2 being more fully described as follows;

Commencing at a number 5 rebar iron pin found at the northwest corner of said Lot 486;
Thence S04°19'22"W 147.29 feet along the west boundary of Lot 486 to an iron pin set at the point of
beginning of the tract herein described;
1.) Thence S78°32'27"E 79.23 feet over the lands of the parent parcel to an iron pin set;
2.) Thence N10°03'02"E 94.59 feet over the lands of the parent parcel to an iron pin set;
3.) Thence S50°05'19"E 23.06 feet along the south boundary of Miller Street to an iron pin set;
4.) Thence S10°03'02"W 205.32 feet along the east boundary of Lot 486 to an iron pin set;
5.) Thence N65°08'17"W 92.18 feet along the north line of West State Street to an iron pin set;
6.) Thence N04°19'22"E 101.10 feet along the west boundary of Lot 486 to the point of beginning
containing a total of 0.280 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 : NAD 83 Ohio South
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 30, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/1/24

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

AUG 01 2024

Jill Davidson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 0.235 Acres and 0.280 Acres.
Situating Ohio Company Purchase, Town 9, Range 14,
Auditor's Section 16, Athens Township, Athens County,
City of Athens, Ohio. Being Lot 486 of H.T. Brown's Addition.
Deeded to Joe Manda, Official Record 613, page 2094-2096.
Parcel A027330004700
Known as: 10 Miller St. and 160 W. State St.



Newman Survey 2023

Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat
Plat N-20

Charles T. Newman
Charles T. Newman
Surveyed July 30, 2024

Newman Survey 2018

491

490

489

488

487

H.T. Brown's Addition 1861
Envelope 83B

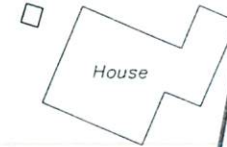
Suzuki
201-590

0.235 ACRES
Tract 1



486

0.280 ACRES
Tract 2



City of Athens
224-272

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brandon Yelton*
DATE: 8/1/24

485

West State Street

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



- Iron Pin Set capped Newman
- ▲ Iron Pin Found #5 rebar
- Iron Pin Found 3/4" OD pipe