

0.193 ACRES

Situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 26, Auditor's Section 4, Athens County, Athens Township, City of Athens, Ohio, and being the lands deeded to: Joan Armstrong-Pennington of Official Record Book 98, page 525, and being more fully described as follows:

Commencing at an iron pin found capped Bayha at the northeast corner of Lot 3377 of the Eden Place Second Addition a platted subdivision found in Envelope 348A of the Athens County Recorder's offices;

Thence N05°00'00"E 85.00 feet to an iron pin set at the point of beginning of the tract herein described;

1.) Thence N05°00'00"E 80.00 feet along a common boundary to Holsapple 385-147 to an iron pin set;

2.) Thence S85°00'00"E 105.00 feet along the south right-of-way of Jacobs Drive to an iron pin set;

3.) Thence S05°00'00"W 80.00 feet along the west right-of-way of Townsend Place to an iron pin set;

4.) Thence N85°00'00"W 105.00 feet along a common boundary to VIG 546-265 to the point of beginning containing a total of 0.193 acres.

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

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

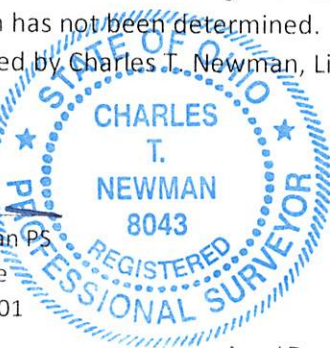
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted west right-of-way of Townsend Place


A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 5, 2021.


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



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/14/21

OCT 14 2021

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 0.193 Acres
Situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 26,
Auditor's Section 4, Athens Township, Athens County, City of Athens, Ohio.
Being all the lands deeded to: Joan Armstrong-Pennington of
Official Record Book 98, page 525.



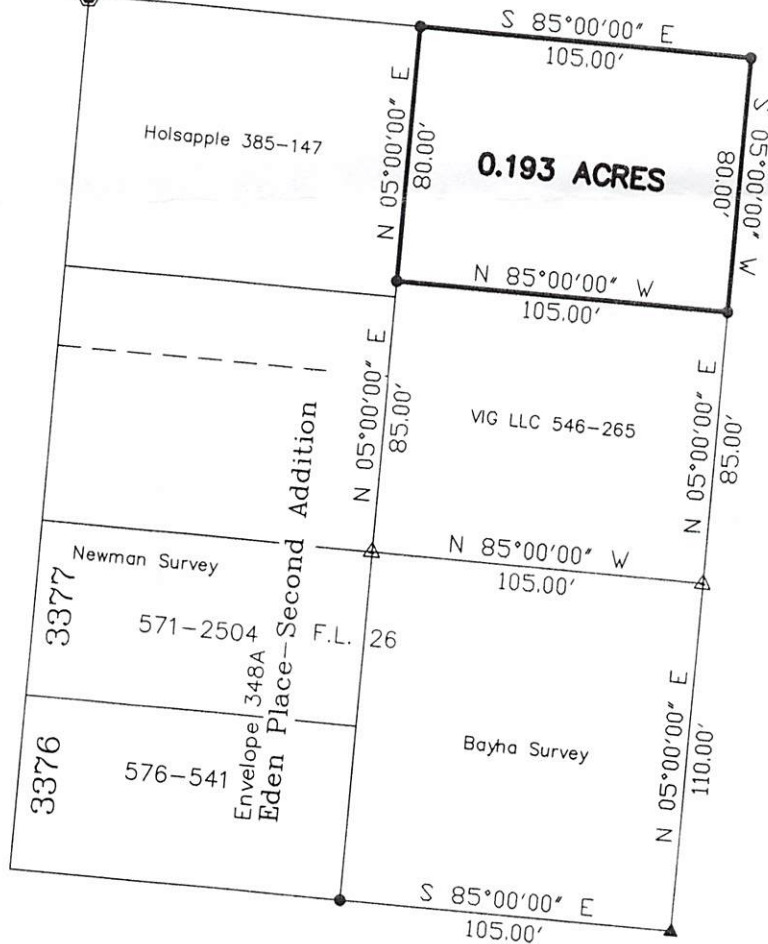
Prior surveys and deeds used as noted on plat

Charles T. Newman
Charles T. Newman
Surveyed 10/5/2021

Basis of Bearings: Eden Place Subdivision Plat
Townsend Place as N 5° E
A True Meridian has NOT been determined

Prior Survey

Jacobs Drive 40'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perceval W. Miller*
DATE: 10/14/21

- △ Iron Pin Found capped Bayha
- ▲ Iron Pin Found capped Swoyer
- ⊙ # 5 Rebar Found
- Iron Pin Set capped NEWMAN
- 1-inch OD Pipe Found
- ⊗ #4 Rebar in Concrete Found of original survey

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.