

0.082 Acres

Description of a tract of land situate the Ohio Company Purchase, Town 9, Range 14, Athens City Inlot 39, Athens, Ohio.

Said Tract is all the lands of the following two existing parcels:

Deeded to Bruce Mitchell, and Guy C. Philips,

Official Record Book 577 pages 679-681, Parcel A027080003900;

Deeded to May Avenue Compound LLC,

Official Record Book 574, pages 1902-1904, Parcel A027080003800;

and being further described as follows:

Commencing at a point at the northeast corner of Athens City Inlot 35;

Said point being referenced to a brass monument found at N49°04'32"E 2.83 feet;

Thence S03°37'49"W 278.76 feet along the west right-of-way of South Court Street to the point of beginning of the tract herein described, said point being referenced to a Mag Nail set at S86°11'19"E 2.00 feet;

- 1.) Thence S03°37'49"W 29.42 feet along the east line of said Inlot 39 to a point, said point being referenced to a Mag Nail set at S86°05'03"E 2.00 feet;
- 2.) Thence N86°05'03"W 79.69 feet along a common boundary to Ohio University 535-1266, and May Avenue Compound LLC 574-1902 to a point in a common wall;
- 3.) Thence N03°47'56"E 2.00 feet along said common boundary to a point in a common wall;
- 4.) Thence N86°23'56"W 45.08 feet along said common boundary to a Mag Nail found;
- 5.) Thence N03°20'45"E 27.44 feet along said common boundary to an Mag Nail found;
- 6.) Thence S86°11'19"E 124.90 feet along a wall and the south pavement line of an alley to the point of beginning containing a total of 0.082 acres.

Acreages of 0.054 acres Parcel A027080003900.

Acreages of 0.028 acres Parcel A027080003800.

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 #5 rebar of 30 inches capped NEWMAN 8043.

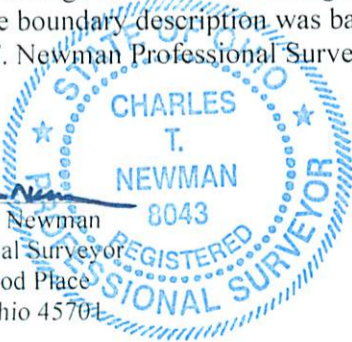
Mag Nails set are ChrisNik 1 1/2" x 1/4".

Basis of bearings the denoted west right-of-way of West Washington Street.

The above boundary description was based on an actual field survey completed on 2/4/2021.

Charles T. Newman Professional Surveyor Registered PS-8043.


Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45704



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Williams
DATE: 2/8/21

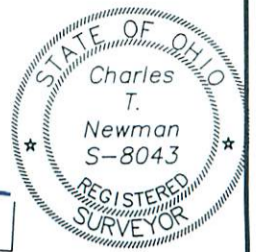
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 09 2021

Jill Thompson
Athens County Auditor

Professional Surveyor

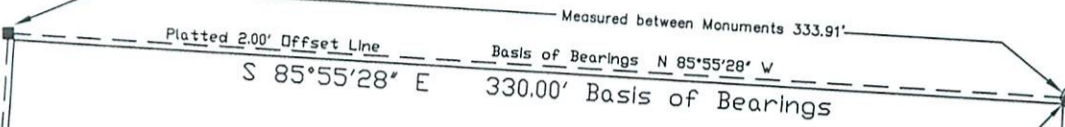
Plat of Survey of 0.082 Acres
Situating Ohio Company Purchase, Town 9, Range 14,
InLot 39, City of Athens, Ohio.
Being deeded to Bruce Mitchell, and Guy C. Philips,
Official Record Book 577, pages 679-681, Parcel A027080003900.
Being deeded to May Avenue Compound LLC,
Official Record Book 574 pages 1902-1904, Parcel A027080003800.



Charles T. Newman
Charles T. Newman
Surveyed February 2021

Basis of Bearings:
Denoted West Washington R/W

West Washington Street



LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°37'49"W	29.42'
L2	N86°05'03"W	79.69'
L3	N03°47'56"E	2.00'
L4	N86°23'56"W	45.08'
L5	N03°20'45"E	27.44'
L6	S86°11'19"E	124.90'

NE Corner
Inlot 35

35

S 03°37'49" W 278.76'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bruce Mitchell*
DATE: 2/8/21

38

37

L6 10' Alley

Mitchell/Philips
577-679

0.082 ACRES

May Ave.
574-1902

Ohio University
535-1266
Buckley Survey 2017

39

40

2.00 Platted Offset Lines

- ▲ Mag Nail Found
- ▲ Mag Nail Set
- Iron Pin Found 42
- Iron Pin Set capped NEWMAN
- Fire Clay Monument (2' Offset)
- Brass Monument (2' Offset)

41

GRAPHIC SCALE

West Union Street



(IN FEET)
1 inch = 60 ft.