

0.050 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 10, Range 15, Section 8, Lee Township, Athens County, Ohio, and being lands deeded to:
Ralph H. Scribner and Vicki C. Scribner,
Official Record Book 379, pages 439-440.

Being a portion of Lot 394 of Albany Heights, a subdivision of record found in Athens County Recorder's map files Envelope 377A, and being further described as follows:

Beginning at a # 5 rebar found at the northeast corner of Lot 394;

- 1.) Thence S04°44'18"W 234.02 feet along the east boundary of Lot 394 to an iron pin set at the southeast corner of Lot 394;
- 2.) Thence N11°24'22"W 67.02 feet over the lands of Lot 394, the parent parcel to an iron pin set;
- 3.) Thence N11°00'26"E 170.66 feet over the lands of Lot 394, the parent parcel to the point of beginning containing a total of 0.050 acres.

Said tract of 0.050 acres is to remain contiguous and continuous with Lot 393 of the Albany Heights subdivision.


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 : Ohio State Plane South NAD 83

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 24, 2023.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/30/23

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

MAY 30 2023

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Professional Surveyor

Plat of Survey of (2) Tracts, Situate Ohio Company Purchase, Town 10, Range 15, Section 8, Lee Township, Athens County, Ohio.
Lots 394 & 395 of Albany Heights a subdivision recorded in Envelope 377A.
Being deeded to: Ralph H. Scribner and Vicki C. Scribner,
Official Record Book 379, pages 439-440.

Prior Surveys and Deeds noted on Plat



400 Albany Heights 399 398

Basis of Bearings: NAD 83
Trimble 10 VRS Grid
Total Station measurements

Easements exist
Deed Restrictions exist

N446736.5
E2050667.6

Charles T. Newman
Charles T. Newman
Surveyed May 24, 2023



BY: *Charles T. Newman*
DATE: *5/30/23*
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

H010080100100 H010080100200 H010080100300

1.121 ACRES

-0.050 ACRES

Royse
348-169

Newman Survey 2017
Albany Tank

Baumgartel 302-128

N446524.6
E2050431.3

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

- ▲ Capped Iron Pin Found "SMITH"
- ▲ Capped Iron Pin Found "TRANTINA"
- Iron Pin Found #5 Rebar
- Iron Pin Set "NEWMAN"

Centerline T-523

15' Easement

N 04°44'20" E
234.13'

S 84°20'50" E
218.00'

N 11°00'26" E
170.66'

S 04°44'18" W
234.02'

N 11°24'22" W
67.02'

N 84°22'37" W
218.00'