

0.017 Acres

Description of a tract of land situate Ohio Company Purchase, Town 12, Range 15, River Lots 650 and 649, (Sections 30 and 24), York Township, Athens County, and being in the City of Nelsonville, Ohio.

Being a portion of the lands deeded to: Uriah Creamer, and being of record in Official Record Book 523, pages 1723-1726;

Said 0.017 acres adjoining, and north of a 0.056 acre parcel, and being more fully described as follows:

Commencing at an axle at the southeast corner of River Lot 650, (previous survey), and being the northeast corner of Section 29 of said York Township;

Thence N04°47'00"E 2370.61 feet along the east boundary of River Lot 650 to the point of beginning of the tract herein described;

1.) Thence N77°17'10"W 46.51 feet along a common boundary to the parent parcel, and Creamer 610-561 to a Mag Nail Found;

2.) Thence N12°09'00"E 14.99 feet over the lands of the parent tract to a Mag Nail Set;

3.) Thence S77°17'10"E 48.00 feet along the south boundary of Washington Street to a Mag Nail Found;

4.) Thence S12°09'00"W 14.99 feet along a common boundary to the parent tract, and Creamer 610-561 to a Mag Nail Found;

5.) Thence N77°17'10"W 1.49 feet continuing along common boundaries to the point of beginning containing a total of 0.017 acres.

Auditor acreages of 0.001 acres in River Lot 649.

Auditor acreages of 0.016 acres in River Lot 650.

Said tract of 0.017 acres is to remain contiguous and continuous with the parcel of 0.056 acres to the south.

Plat of said survey is attached herewithin, and made a part thereof.

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

Mag Nails Set are Chris/Nik 1/2" x 1/4"

Basis of bearings used was of a prior survey, and a true north has NOT been determined.

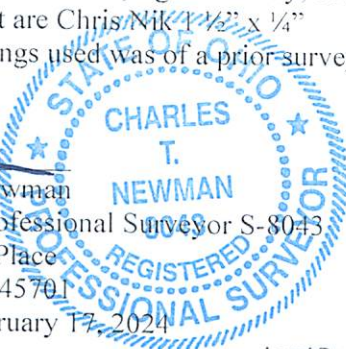
Charles T. Newman

Registered Professional Surveyor S-8043

66 Elmwood Place

Athens, Ohio 45701

Surveyed February 17, 2024



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: *Pranesh Githa*

DATE: 2/26/24

FEB 26 2024

Jill Davidson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-6269

Plat of Survey of 0.017 Acres  
Situate Ohio Company Purchase Town 12, Range 15,  
River Lot 650, (Section 30), River Lot 649 (Section 24), York Township, Athens County, Ohio  
Being in the City of Nelsonville, and being a portion of the lands deeded to:  
Uriah Creamer  
Official Record Book 523 pages 1723-1726.

Basis of Bearings: Previous Survey  
A True Meridian has NOT been determined  
Deeds and Prior Surveys reviewed as noted on Plat

Charles T. Newman  
Surveyed February 2024



Centerline 33  
US 33 R/W Plans S.H. 155

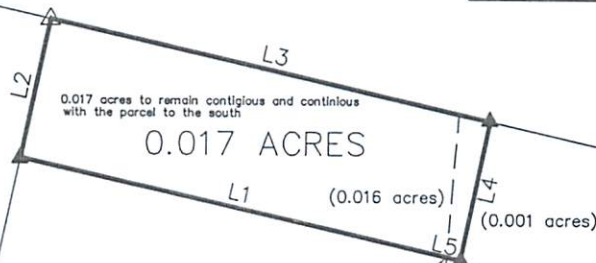
Washington

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 2/26/24

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°17'10"W	46.51'
L2	N12°09'00"E	14.99'
L3	S77°17'10"E	48.00'
L4	S12°09'00"W	14.99'
L5	N77°17'10"W	1.49'

Parent Parcel  
0.379 Acres  
Creamer Uriah  
523-1723  
Newman Survey 2016



POB

Creamer Uriah  
610-561 (Tract 2)

Newman Survey 2017

Creamer Uriah

650 649  
29 23

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

- △ Mag Nail Set
- ▲ Mag Nail Found
- ⊙ 8" Spike Found
- ⬢ Axle