

DEC 09 2021

0.153 ACRES

Jill Thompson
Athens County Auditor

Situate Ohio Company Purchase, Town 12, Range 15, Section 24, River Lot 646, York Township, Athens County, City of Nelsonville, Ohio.

Survey is of an existing parcel deeded to: Amy Motko and Angela Miller Bach, Official Record Book 585, pages 322-324, Parcel 2, and being more fully described as follows;

Beginning at an iron pin set at the southwest corner of Lot 1230 of the Armstrong and Hyde's Addition to the City of Nelsonville, Envelope 138A;

- 1.) Thence N83°54'35"W 66.50 feet along a common boundary to Watkins 525-2144 to a one-inch diameter pin found;
- 2.) Thence N05°25'00"E 100.00 feet along a common boundary to Heskett to an iron pin found capped Seymour;
- 3.) Thence S83°54'35"E 66.50 feet along said common boundary to an iron pin set at the northwest corner of Lot 1229;
- 4.) Thence S05°25'00"W 50.00 feet to an iron pin set at the northwest corner of Lot 1230;
- 5.) Thence S05°25'00"W 50.00 feet along the west boundary of Lot 1230 to the point of beginning containing a total of 0.153 acres.

Subject to a 16 feet-wide right-of-way as described in Official Record Book 585-322.

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


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

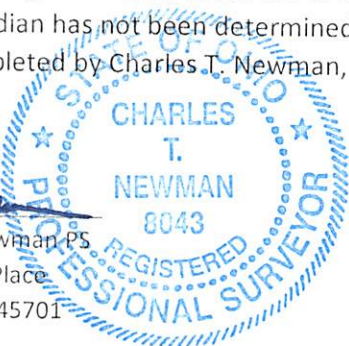
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south line of Lot 1230 of Armstrong and Hyde's Addition to Nelsonville.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 7, 2021.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/9/21

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Plat of Survey of 0.153 Acres.

Lot 1230 of the Armstrong & Hyde's Addition to Nelsonville.
Situate Ohio Company Purchase, Town 12, Range 15, Section 24,
York Township, River Lot 646, City of Nelsonville, Athens County, Ohio.
Being lands deeded to: Amy Motko and Angela Miller Bach,
Official Record Book 585, pages 322-324.



Charles T. Newman
Charles T. Newman
Surveyed 12/7/2021

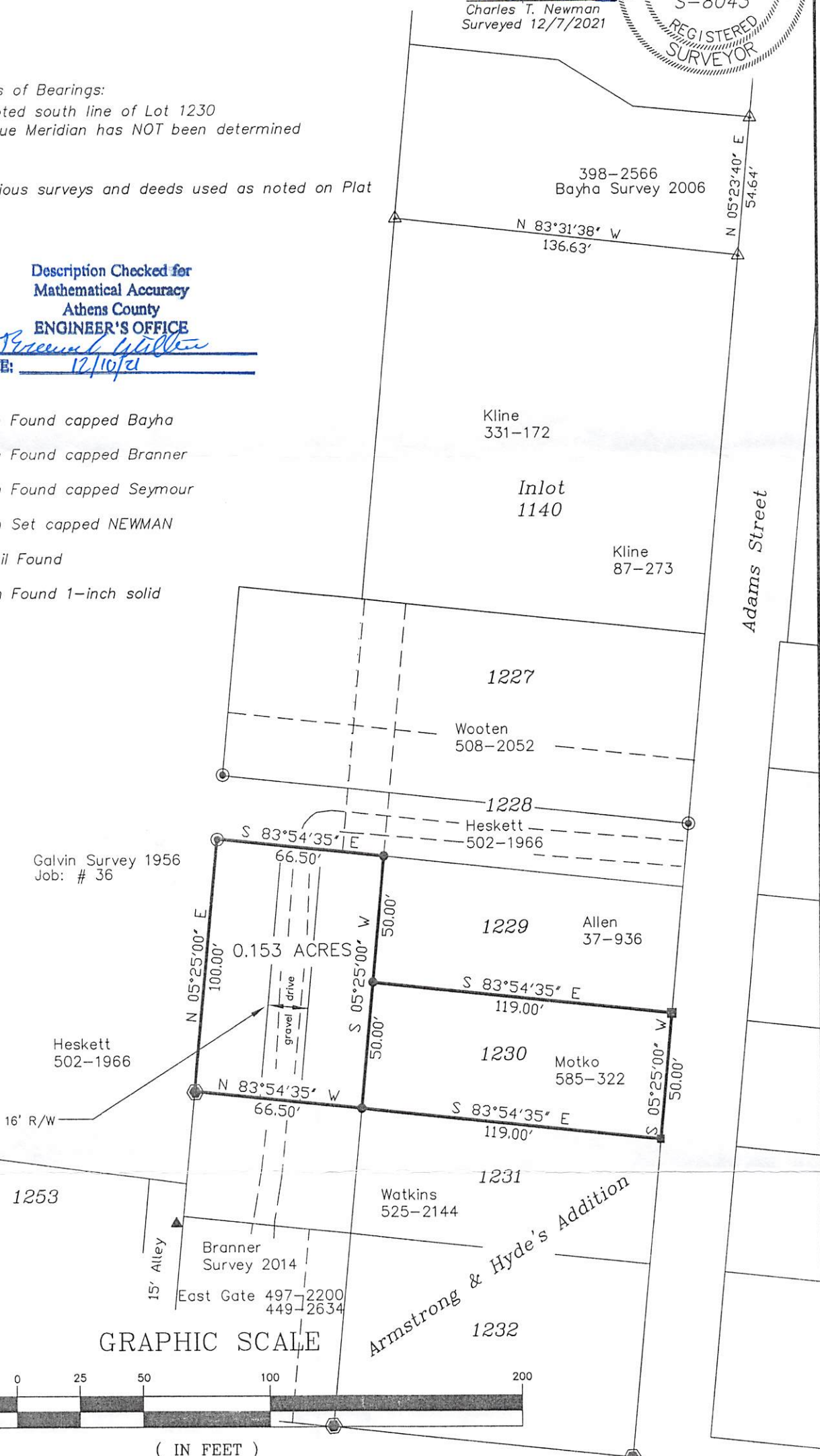
Basis of Bearings:
Denoted south line of Lot 1230
A True Meridian has NOT been determined

Previous surveys and deeds used as noted on Plat

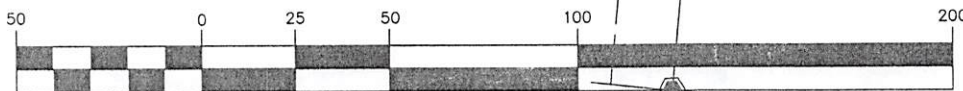
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rosemary G. Miller*
DATE: 12/10/21

- △ Iron Pin Found capped Bayha
- ▲ Iron Pin Found capped Branner
- ⊙ Iron Pin Found capped Seymour
- Iron Pin Set capped NEWMAN
- Mag Nail Found
- ⊕ Iron Pin Found 1-inch solid



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.