

6.544 Acres
Known as: 28 Shady Lane

Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 147, Auditor's Section 30, Athens Township, Athens County, Ohio, and being a part of the William U. Finny's First Addition to Verity, Envelope 202A.

Said 6.544 acres being the entirety of the lands deeded to Hoon Inc., Official Record Book 548, pages 1608-1609, parcel A040300100900.

Beginning at a notched stone found at the southeast corner of Lot 225 of the William U. Finny's First Addition to Verity;

- 1.) Thence N84°51'07"W 387.23 feet along the south line of said Addition, and being a common boundary to Fernow 488-1442, and Gottschall 509-93 to a notched stone found;
- 2.) Thence N03°54'17"E 680.95 feet along a common boundary to Tomoko 463-1180 to an iron pin set;
- 3.) Thence S86°06'13"E 189.93 feet along a common boundary to Tomoko 476-2430 to an iron pin found capped Highland;
- 4.) Thence N03°44'52"E 100.37 feet along said common boundary to a one-inch diameter pipe found;
- 5.) Thence S86°06'13"E 197.48 feet along the north line of Lot 215 of the William U. Finny's First Addition to Verity to a Mag Nail Set, referencing an iron pin found N31°32'26"E at 72.56 feet capped Swoyer;
- 6.) Thence S03°54'17"W 789.78 feet along a common boundary to the Athens Township Trustees 485-20 to the point of beginning containing a total of 6.544 acres.

Noted Vacation dated June 6, 1914: William U. Finny's First Addition to Verity Vacation of Lots 200-206, Lots 215-225, along with all streets and alleys; reserving a 16.5 feet right-a-way alley to the north of Lots 200 & 215.


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

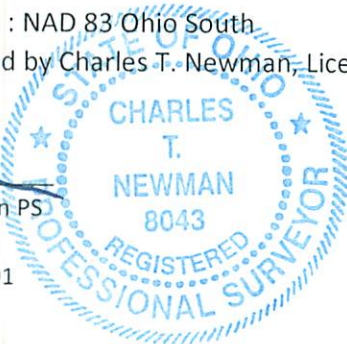
Subject to all easements, rights-of-way, covenants and agreements of record.

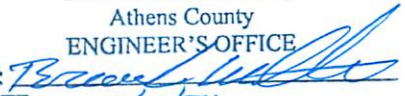
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on December 2, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/10/24

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

DEC 10 2024

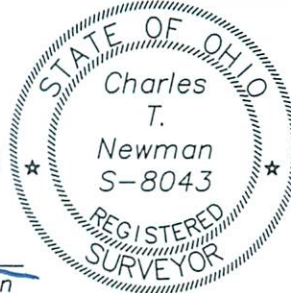
Jill Davidson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

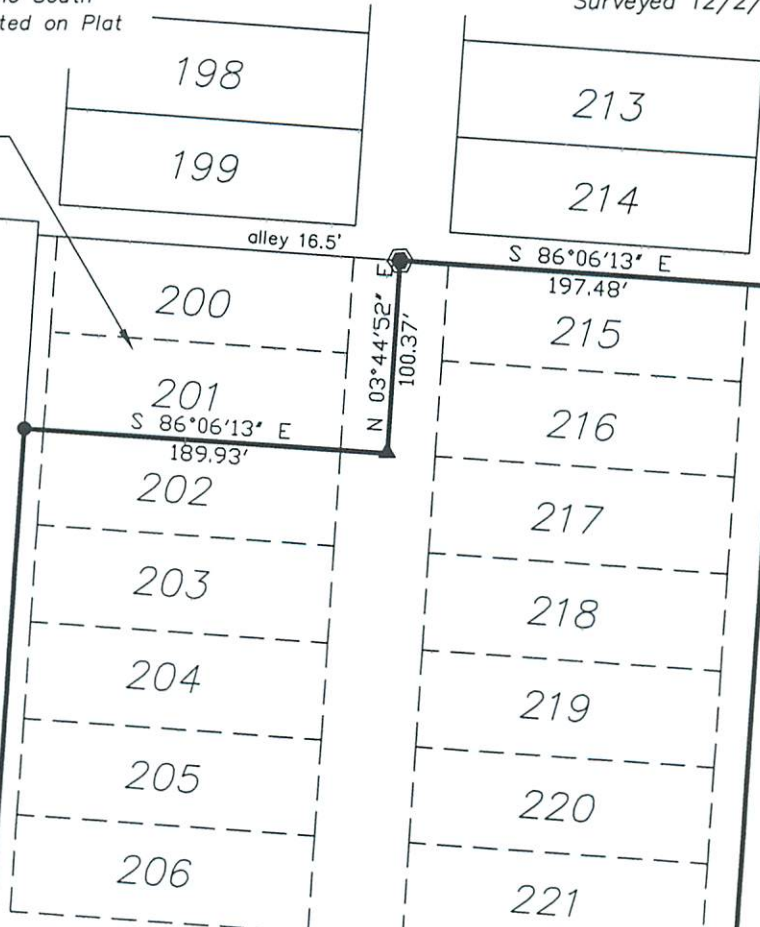
Plat of Survey of 6.544 Acres
Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 147,
Auditor's Section 30, Athens Township, Athens County, Ohio.
Being part of William U. Finny's First Addition to Verity (Envelope 202A)
Deeded to: Hoon Inc., Official Record 548, pages 1608-1609.
Known as: 28 Shady Lane, Parcel A040300100900.



Charles T. Newman
Charles T. Newman
Surveyed 12/2/2024

Basis of Bearings: NAD83 Ohio South
Prior Surveys reviewed as noted on Plat

Tomoko 476-2430
Lots 201 & 202
William U. Finny's
First Addition to Verity



6.544 ACRES

William U. Finny's First Addition to Verity
Envelope 202A
Vacation of Lots 200-206. Lots 215-225, along with all Streets and Alleys.
Reserving a 16.5 R/W Alley to the north of Lots 200 & 215.
June 6, 1914.

BY: *Charles T. Newman*
DATE: 12/10/24
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

Tomoko 463-1180
Highland Survey 2011

- Mag Nail Set
- Iron Pin Found "Swoyer"
- Iron Pin Found "Highland"
- Iron Pin Found "ENGLAND"
- Iron Pin Set "NEWMAN"
- Notched Stone Found
- Pipe Found 1-inch OD

N497532.2
E2070148.3

N 84°51'07" W
387.23'

Gottschal 509-93
STONEHILL Subd' Lot 2

Fernow 488-1442
STONEHILL Subd' Lot 1
STONEHILL SUBDIVISION ENV.480B

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Athens Township Trustees 485-20

Bayha Survey 1996

RRS