

0.189 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 114, Auditor's Section 24, Athens Township, Athens County, The Plains, Ohio.
Being all of Lot 134 and the north half of Lot 133 of the A.H. Matheny's Addition to Verity and being more fully described as follows:

Beginning at a #5 rebar found in the pavement of Cline Street at the northeast corner of Lot 134 of said A.H. Matheny's Addition to Verity;

- 1.) Thence S12°54'00"E 75.00 feet along the west right-of-way of a 10-foot wide platted alley, now known as Cline Street to a #5 rebar found at the edge of pavement;
- 2.) Thence S77°02'47"W 110.00 feet along a common boundary to Hughes 256-942 to an iron pin found capped Maiden;
- 3.) Thence N12°54'00"W 75.00 feet along the east right-of-way of Roy Avenue to an iron pin found capped Maiden;
- 4.) Thence N77°02'47"E 110.00 feet along a common boundary to B.J. Ponderosa 560-1064 to the point of beginning containing a total of 0.189 acres.

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"

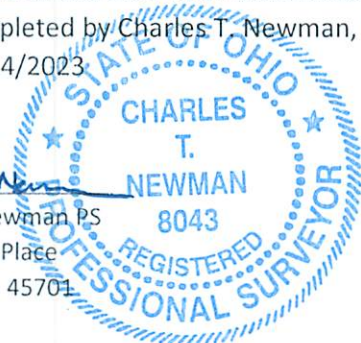
Basis of bearings : The denoted east right-of-way of Roy Avenue.


A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on July 26, 2021.

Revised 9/14/2023


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/15/23

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

SEP 15 2023

Jill Davidson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

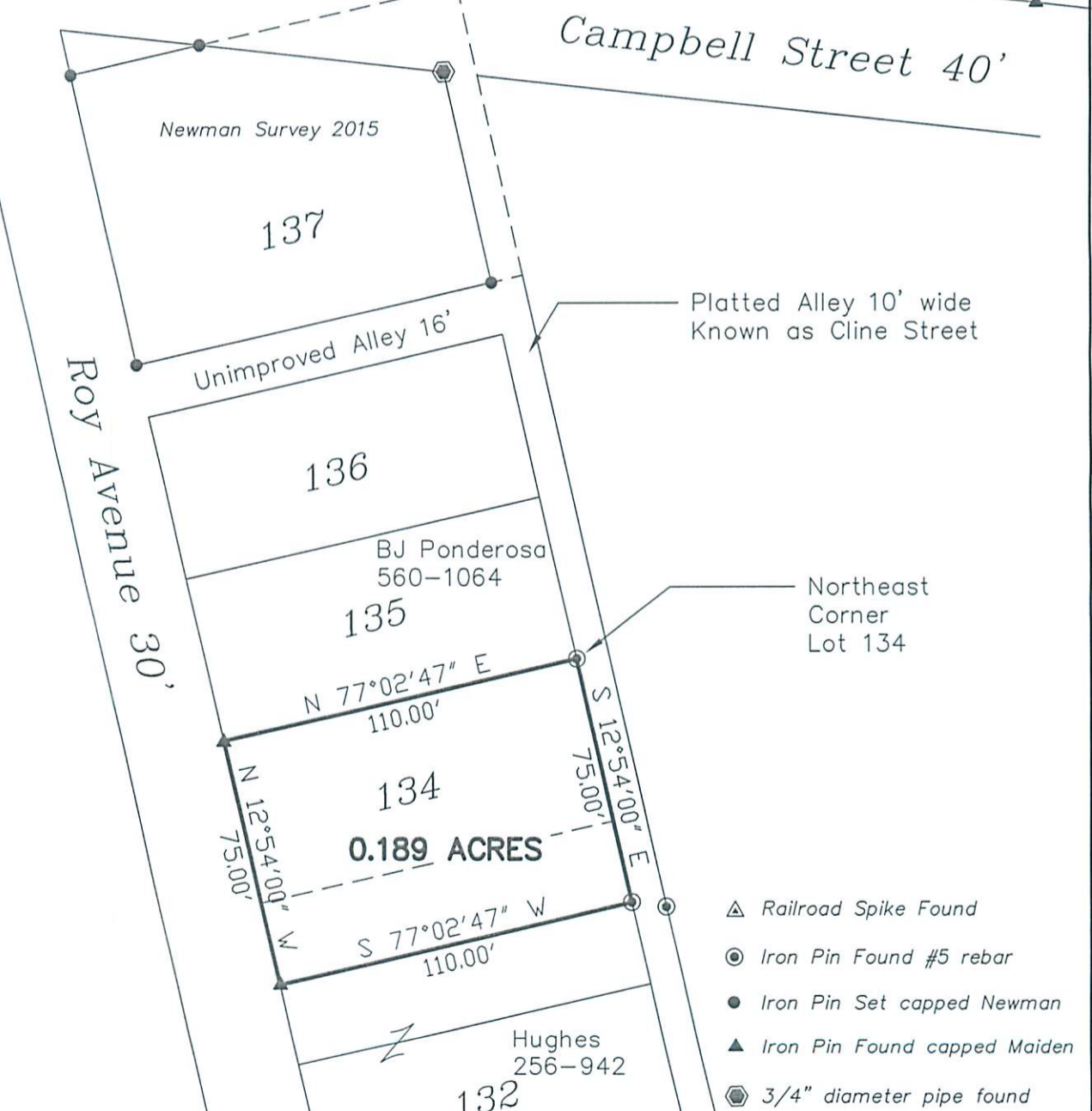
Plat of Survey of 0.189 Acres.
Situating Ohio Company Purchase, Town 9, Range 14, Lease Lot 114,
Auditor's Section 24, Athens Township, Athens County, The Plains, Ohio.
Being all of Lot 134 and the north half of Lot 133 of the
A.H. Matheny's Addition to Verity. (Envelope 7A)
Being deeded to: Kenneth Orsbon and Debbie Orsbon,
Official Record Book 382 pages 2036-2037.



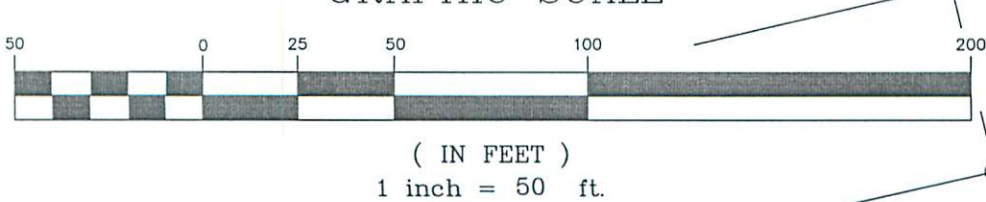
Charles T. Newman
Charles T. Newman
Surveyed 7/26/2021
Revised 9/14/2023

Deeds used were those found referenced to the Athens County Auditor's Tax Plats.
Prior surveys of record used were those found at the Athens County Recorder's Offices

Basis of Bearings:
Denoted East Right-of-Way of Roy Avenue
A True Meridian has NOT been determined



- ▲ Railroad Spike Found
- ⊙ Iron Pin Found #5 rebar
- Iron Pin Set capped Newman
- ▲ Iron Pin Found capped Maiden
- ⊕ 3/4" diameter pipe found



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennial Utilities*
DATE: 9/15/23