


0.633 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 9, Range 14, Section 24, Farm Lot 113, Athens Township, Athens County, Ohio.  
Being a part of a parcel deeded to David F. Scragg and Carrie S. Scragg, Official Record Book 563, pages 1708-1709, Parent Parcel A04024070288 and being more fully described as follows:

Commencing at a one-inch diameter steel found at the southeast corner of Lot 717 of McGraner's Addition to Verity;  
Thence S89°44'07"E 50.00 feet to a one-inch diameter steel found;  
Thence N00°16'37"E 90.00 feet to the point of beginning of the tract herein described;

- 1.) Thence N00°16'37"E 79.02 feet along the east right-of-way of Cross Street to a one-inch diameter pipe found;
- 2.) Thence S89°44'07"E 334.70 feet, passing a #5 rebar found at 240.00 feet, along a common boundary to Martin 493-2000, and Health Service 372-137 to a #5 rebar found;
- 3.) Thence S19°00'03"E 83.94 feet along the west boundary of an alley to an iron pin set;
- 4.) Thence N89°42'02"W 362.42 feet over the lands of the parent parcel of Scragg 563-1708 to the point of beginning containing a total of 0.633 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 : Denoted east right-of-way of Cross Street.  
A True Meridian has NOT been determined.  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 15, 2021.


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



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

APR 21 2021

Jill Thompson  
Athens County Auditor

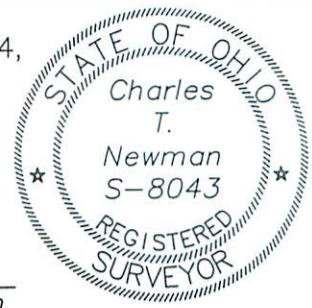
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/21/21

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

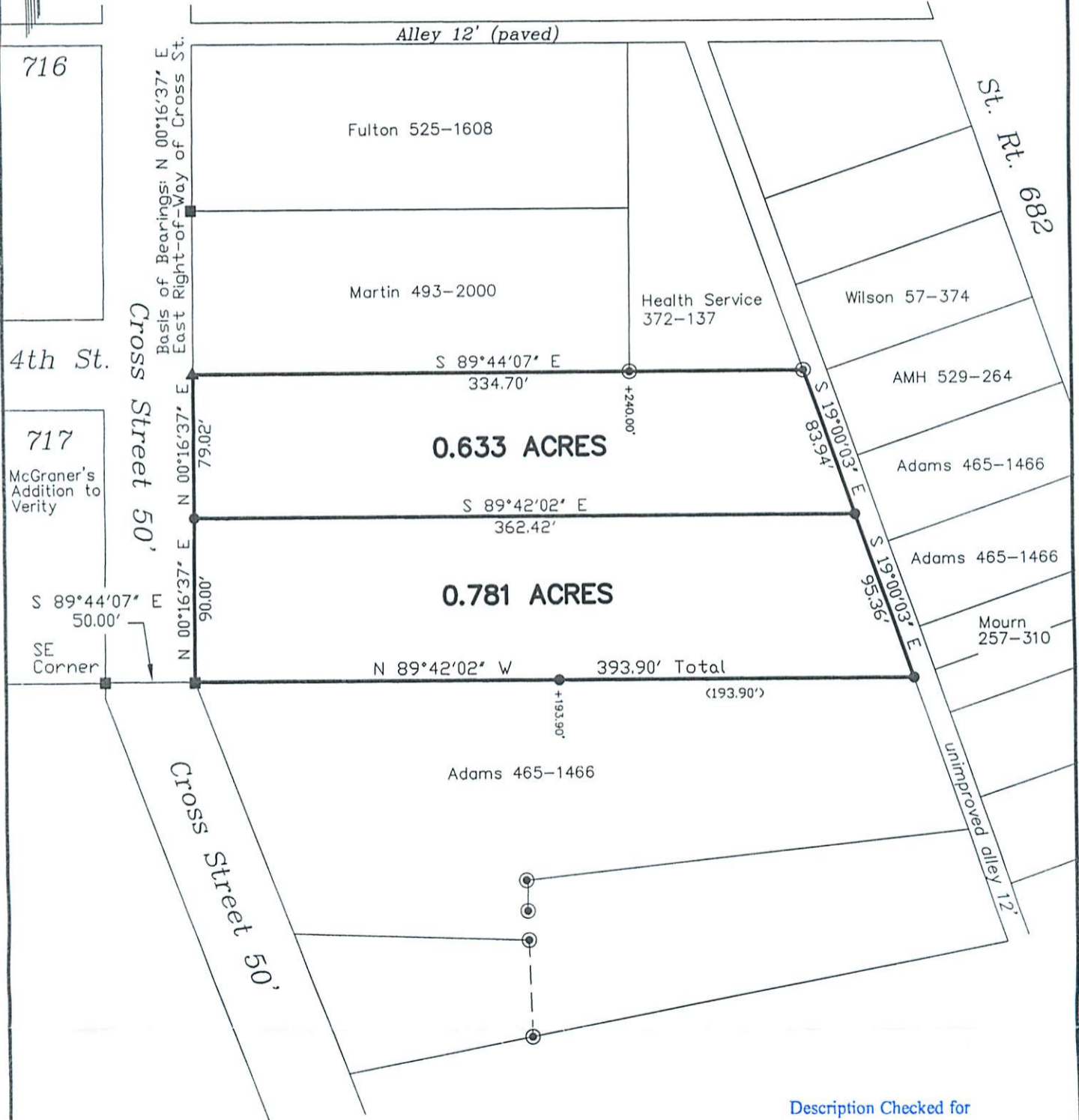
Plat of Survey of 0.781 Acres and 0.633 Acres.  
Situat Ohio Company Purchase, Town 9, Range 14, Section 24,  
Farm Lot 113, Athens Township, Athens County, Ohio.  
Being deeded to: David F. Scragg and Carrie S. Scragg,  
Official Record 563, pages 1708-1709.  
Auditor Parcel: A040240702800  
Known as 21 Cross Street, The Plains, Ohio.



*Charles T. Newman*  
Charles T. Newman  
Surveyed April 15, 2021

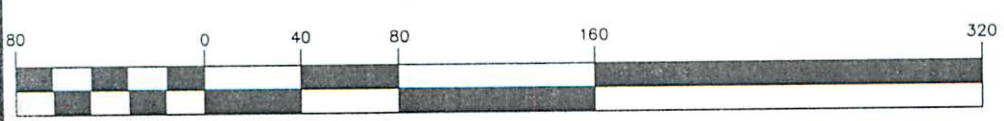
- ▲ Iron Pipe Found 1" OD
- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped 8043
- 

A True Meridian has NOT been determined



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Pravda Atkinson*  
DATE: 4/21/21

GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

Prior Survey