


0.062 Acres

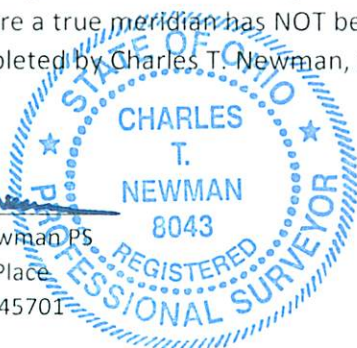
Description of a parcel of land situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 10, Athens Township, Athens County, and being a part of Lot 962 of Grosvenor's Addition to the City of Athens, Ohio. Said parcel at the time of this survey being deeded to Michael Kuzmic and Darelene M. Kuzmic and recorded in Official Record Book 479, pages 1668-1670, and being further described as follows:

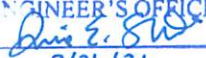
Commencing at a point at the southwest corner of said Lot 962;
Thence N31°27'29"E 59.40 feet along the eastern right-of-way of Franklin Avenue to a one-inch diameter pipe found at the point of beginning of the parcel herein described;

- 1.) Thence N31°27'29"E 45.00 feet along the east right-of-way of Franklin Avenue to a 1 ½ - inch diameter pipe found;
- 2.) Thence S58°23'23"E 60.00 feet along a common boundary to Svendsen 482-670 to a 1 ½ - inch diameter pipe found;
- 3.) Thence S31°27'29"W 45.00 feet along a common boundary to Blackford 100-600 to a ½ - inch diameter rebar found;
- 4.) Thence N58°23'23"W 60.00 along a common boundary to Svendsen 29-51 to the point of beginning containing a total of 0.062 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 Franklin Avenue as 31°27'29"E and being an assumed bearing where a true meridian has NOT been determined.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 19, 2021.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/26/21

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

MAR 25 2021

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Prior Survey

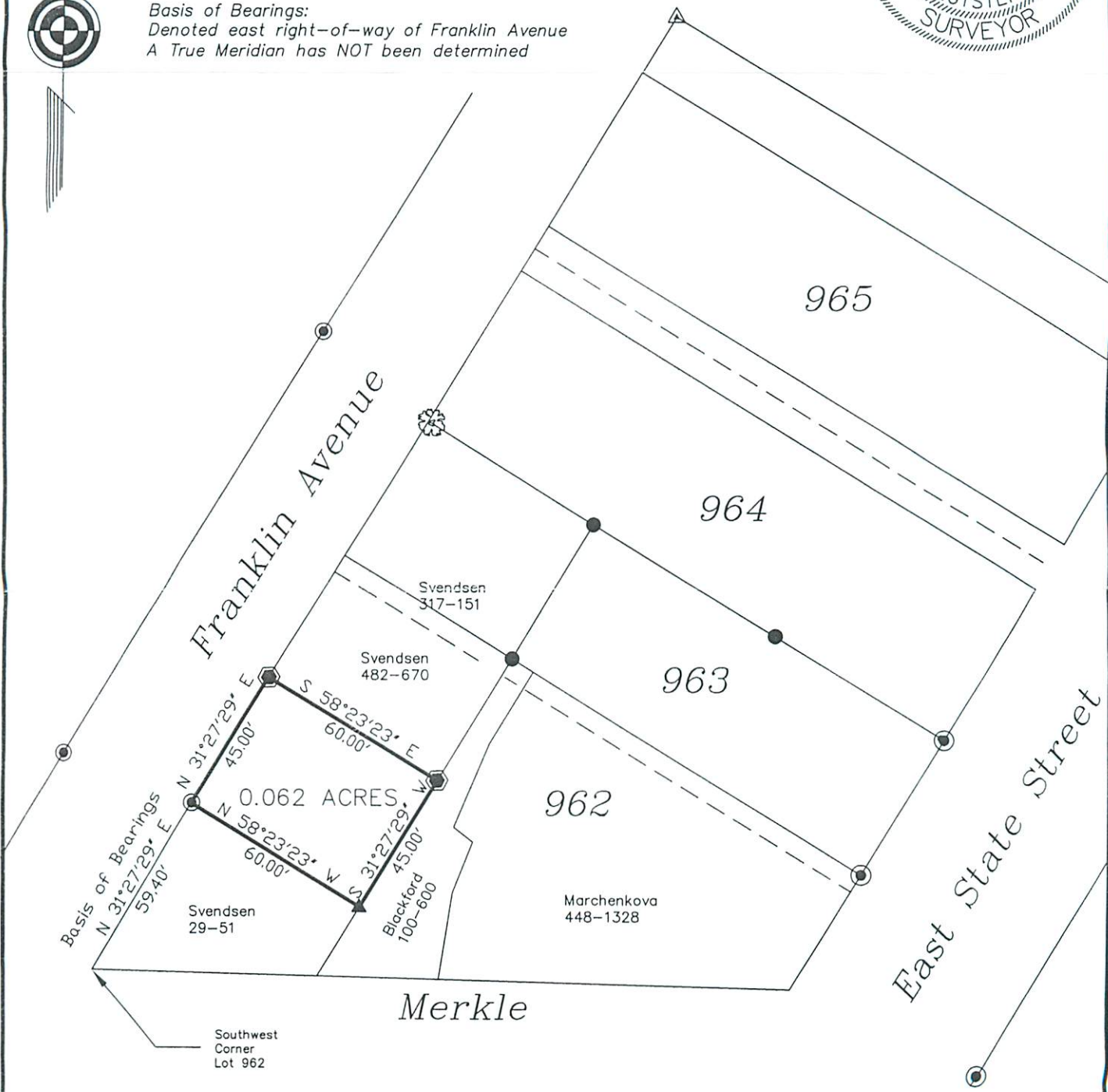


Plat of Survey of 0.062 Acres.
Situat Ohio Company Purchase, Town 9, Range 14, Auditor's Section 10,
Athens Township, Athens County, City of Athens, Ohio.
Being part of Lot 962 Grosvenor's Addition, Record Plat, Envelope 159A,
Deeded to Michael Kuzmic and Darlene M. Kuzmic,
Official Record Book 479, pages 1668-1670
Parcel A028270006900, 96 Franklin Avenue

Charles T. Newman
Charles T. Newman
Surveyed 3/19/2019



Basis of Bearings:
Denoted east right-of-way of Franklin Avenue
A True Meridian has NOT been determined



- △ Rebar #5 Found
- ▲ Rebar Found 1/2"
- ⊙ Iron Pipe Found 1"
- Iron Pin Set capped 8043
- ⊕ Pipe Found 1.5"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Chris E. Sw*
DATE: 3/26/21

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.