

0.201 Acres

Description of a tract of land situate Ohio Company Purchase, Town 9, Range 14, Section 10, Athens Township, Athens County, City of Athens, Ohio.

Being a part of Lot 2731 and a part of Lot 2732 of the Alderman Heights Addition to the City of Athens and being further described as follows:

Commencing at an iron pin set at the northwest corner of said Lot 2731 of the Alderman Heights Addition to the City of Athens, Ohio;

Thence  $S00^{\circ}06'11''W$  127.16 feet along the east boundary of Armory Street to an iron pin set at the point of beginning of the tract herein described;

1.) Thence  $S85^{\circ}12'16''E$  136.89 feet along a new line over Lot 2731 and Lot 2732 to an iron pin set;

2.) Thence  $S17^{\circ}34'16''E$  57.86 feet along the west boundary of Lot 2733 to an iron pin set;

3.) Thence  $N89^{\circ}46'32''W$  154.00 feet along the north right-of-way of a City alley to an iron pin set;

4.) Thence  $N00^{\circ}06'11''E$  66.00 feet along the east right-of-way of Armory Street to the point of beginning containing a total of 0.201 acres.

Acreages of 0.10 acres from Lot 2731 (A028150007300)

Acreages of 0.101 acres from Lot 2732 (A028150007200)


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

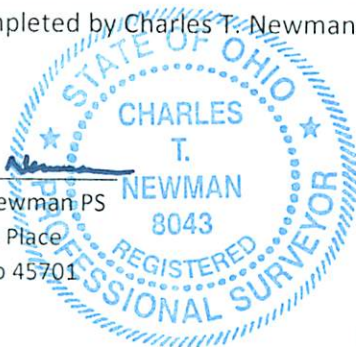
Subject to all easements, rights-of-way, and covenants and agreements of record.

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

Basis of bearings the denoted east boundary of Armory Street as  $N00^{\circ}06'11''E$  and being an assumed bearing where a true meridian has NOT been determined.


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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 4/5/21

APR 06 2021

Jill Thompson  
Athens County Auditor



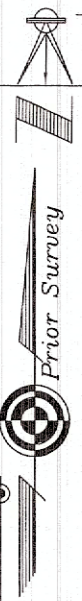
C. TIM NEWMAN

Professional Surveyor

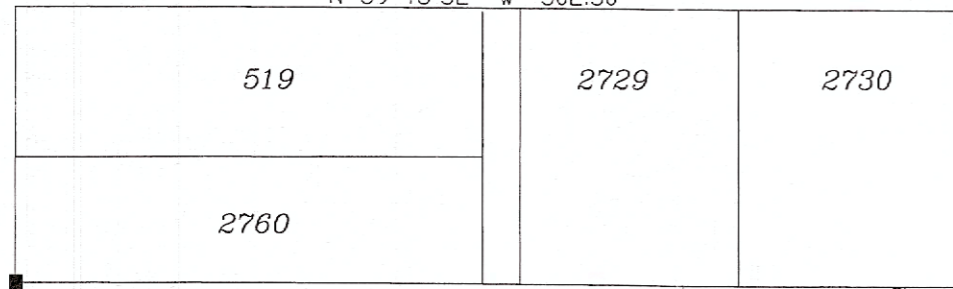
66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

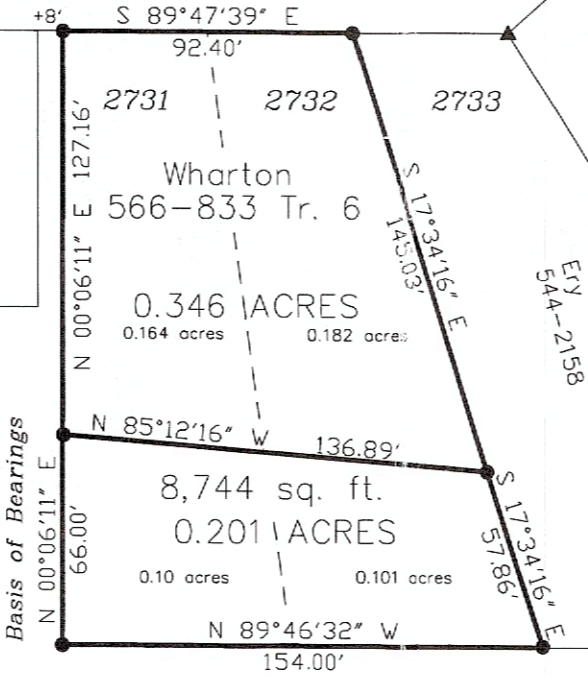
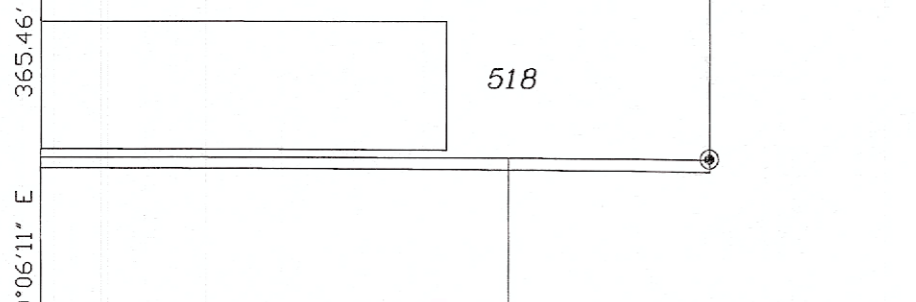
Plat of Survey of 0.346 Acres and 0.201 Acres.  
Situate Ohio Company Purchase, Town 9, Range 14, Section 10,  
Athens Township, Athens County, City of Athens, Ohio.  
Being all of Lots 2731 and 2732 of Alderman Heights revised plat Envelope 284-B.  
Being deeded to John A. Wharton and S. Joyce Wharton,  
Official Record Book 566, pages 833-842, Tract Six.  
A028150007300 (Lot 2731) and A028150007200 (Lot 2732)  
Surveyed to divide Fort St. house site from alley parking lot.



Fort Street 25'  
N 89°46'32" W 302.50'



Buckley Survey



North Congress Street 66'

N 00°06'11" E 365.46'

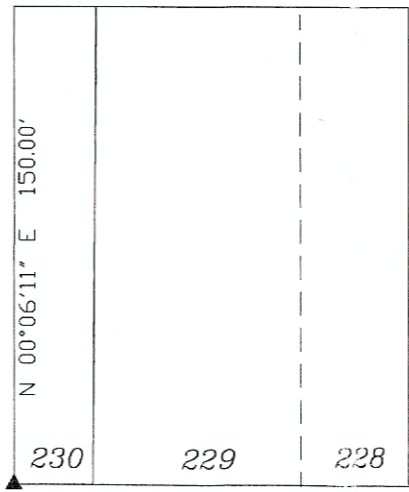
515

516

N 89°49'07" W 285.50'

Basis of Bearings  
N 00°06'11" E

Armory St. 25'



City Alley

- Iron Pipe Found capped
- Iron Pin Set #5 Rebar capped NEWMAN
- Iron Bar Found 1"
- ▲ Iron Pinch Pin Found 3/4"
- ▲ Iron Pin Found Solid 1"
- Iron Pin Found Solid 3/4"

2761

Grosvenor Street 40'

LS21-000006  
12 Fort  
submitted 04/07/2021

**COPY**



( IN FEET )  
1 inch = 60 ft.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Barbara Williams*  
DATE: *4/5/21*

Carpenter

*Charles T. Newman*  
Charles T. Newman  
4/2/2021

