

BY: Perennial Utilities  
DATE: 6/10/22

65 Morris Avenue  
0.196 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 10, Athens Township,  
Athens County, City of Athens, Ohio.

Being all the lands deeded to: Brian Schoen and Kelli Schoen, Official Record Book 410, pages 831-832.

A survey to combine (3) parcels: All of Lot 895 of Cornwell's Addition; A portion of the Vacation of a 12-foot alley south of said Lot 895 referenced to "City Ordinance 0-18-7"; A portion of Outlot 3, being a prolongation of the east and west lines of Lot 895 southward to Alderman's Addition, and being more fully described as follows:

Beginning at a one-inch diameter iron pin found at the northwest corner of Lot 895 of Cornwell's Addition to the City of Athens;

1.) Thence S86°16'00"E 45.00 feet along the south right-of-way of Morris Avenue to a one-inch diameter iron pin found at the northeast corner of said Lot 895;

2.) Thence S03°44'00"W 184.54 feet along a common boundary to Debatin 385-569 to a one-inch diameter iron pin found, passing a one-inch diameter pipe found at 110.00 feet, and a one-inch diameter iron pin found at 122.00 feet;

3.) Thence S80°30'01"W 46.23 feet along a common boundary to Alderman's Addition to a Mag Nail set in a 40-inch diameter stump, witness an iron pin found capped Swoyer which bears S80°05'41"W 46.27 feet;

4.) Thence N03°44'00"E 195.12 feet along a common boundary to NML 394-2249, and Marks 253-791 to the point of beginning containing a total of 0.196 acres.

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

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

Mag Nails set are ChrisNik 1.5" x .25"

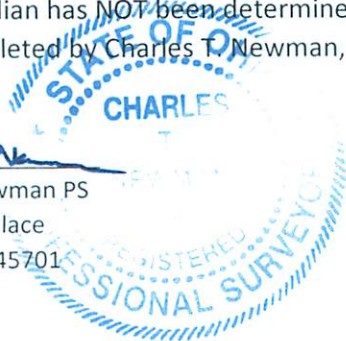
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : J.C. Campbell's Addition Cornwell Street bearing as denoted on Survey Plat.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 6, 2022.

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



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

JUN 10 2022

Jill Thompson  
Athens County Auditor

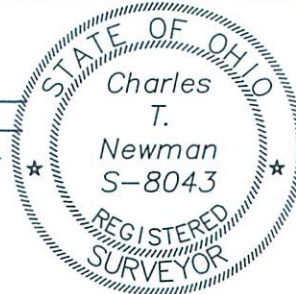
C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

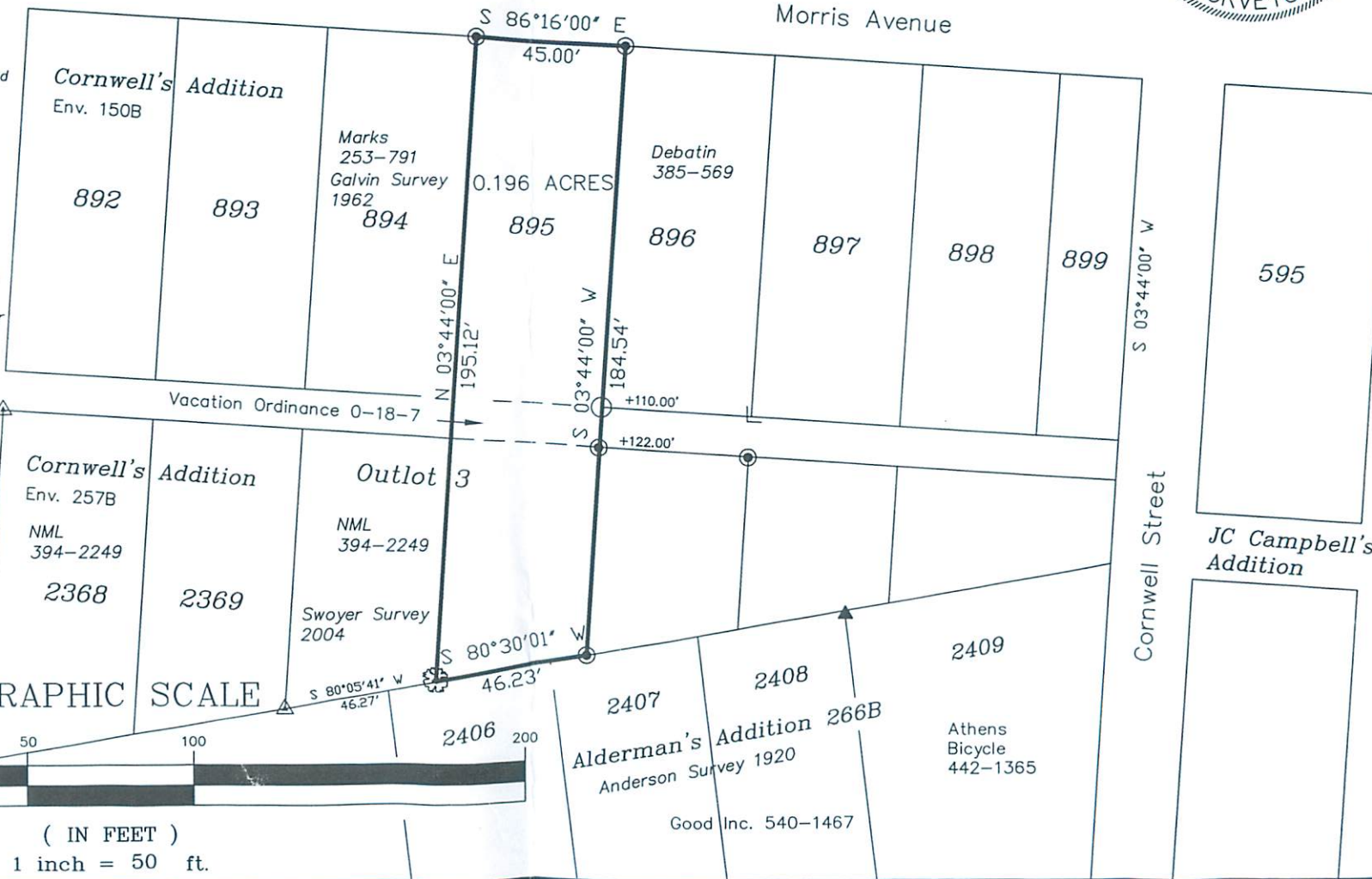
BY: *Robert J. Miller*  
DATE: 6/10/22  
*Charles T. Newman*  
Charles T. Newman  
Surveyed June 2022



Plat of Survey of 0.196 Acres.  
Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 10,  
Athens Township, Athens County, City of Athens, Ohio.  
Being all of the lands deeded to: Brian Schoen and Kelli Schoen,  
Official Record Book 410, pages 831-832.  
Parcels: A027140001800, A027140001900, and A027140002000.

Basis of Bearings:  
J.C. Campbell's Add.  
Denoted Cornwell St.  
A True Meridian NOT determined

Prior Surveys and Deeds used  
as noted on Plat



- Iron Pin Set capped NEWMAN
- △ Iron Pin Found capped Swoyer
- ▲ Iron Pin Found capped Smith
- ⊙ Iron Pin Found 1-inch OD
- Pipe Found 1-inch OD
- ⊗ Mag Nail Set in 40" Stump
- └ Angle Iron Found 1-inch