


0.386 Acres  
138 N. Congress

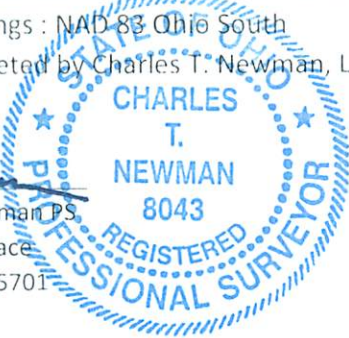
Situate Ohio Company Purchase, Town 9, Range 14, Athens City Inlot 167,  
(Auditor's Section 10), Athens County, City of Athens, Ohio.  
Being an existing parcel, known as parcel A028160006700, and 138 North Congress Street.  
Deeded to: David M. Berchowitz Trust, Official Record Book 522, pages 570-572.


Commencing at a point at the southwest corner of said Inlot 167;  
Thence N03°19'29"E 125.00 feet along the east boundary of North Congress Street to a Mag Nail set in  
concrete driveway curb at the point of beginning of the parcel herein described;

- 1.) Thence N03°19'29"E 50.00 feet along the east boundary of North Congress Street to an iron pin set;
- 2.) Thence S86°37'20"E 336.00 feet along a common boundary to Rowland 385-617 to an iron pin set;
- 3.) Thence S03°19'29"W 50.00 feet, (passing a one-inch diameter pipe found at 30.00 feet) along the  
west boundary of Alderman Heights to an iron pin set;
- 4.) Thence N 86°37'20"W 336.00 feet (passing a one-inch diameter pipe found at 186.00 feet at 0.25  
feet right), and being a common boundary to Fuller 512-1746, and Mitchell 149-912 to the point of  
beginning containing a total of 0.386 acres.

Plat of Survey is attached herewith and made a part thereof.  
Subject to all easements, rights-of-way, covenants and agreements of record.  
Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043  
Basis of bearings : NAD 83 Ohio South  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 24, 2024.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 6/26/24

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

JUN 26 2024

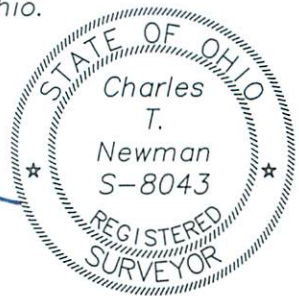
Jill Davidson  
Athens County Auditor

C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

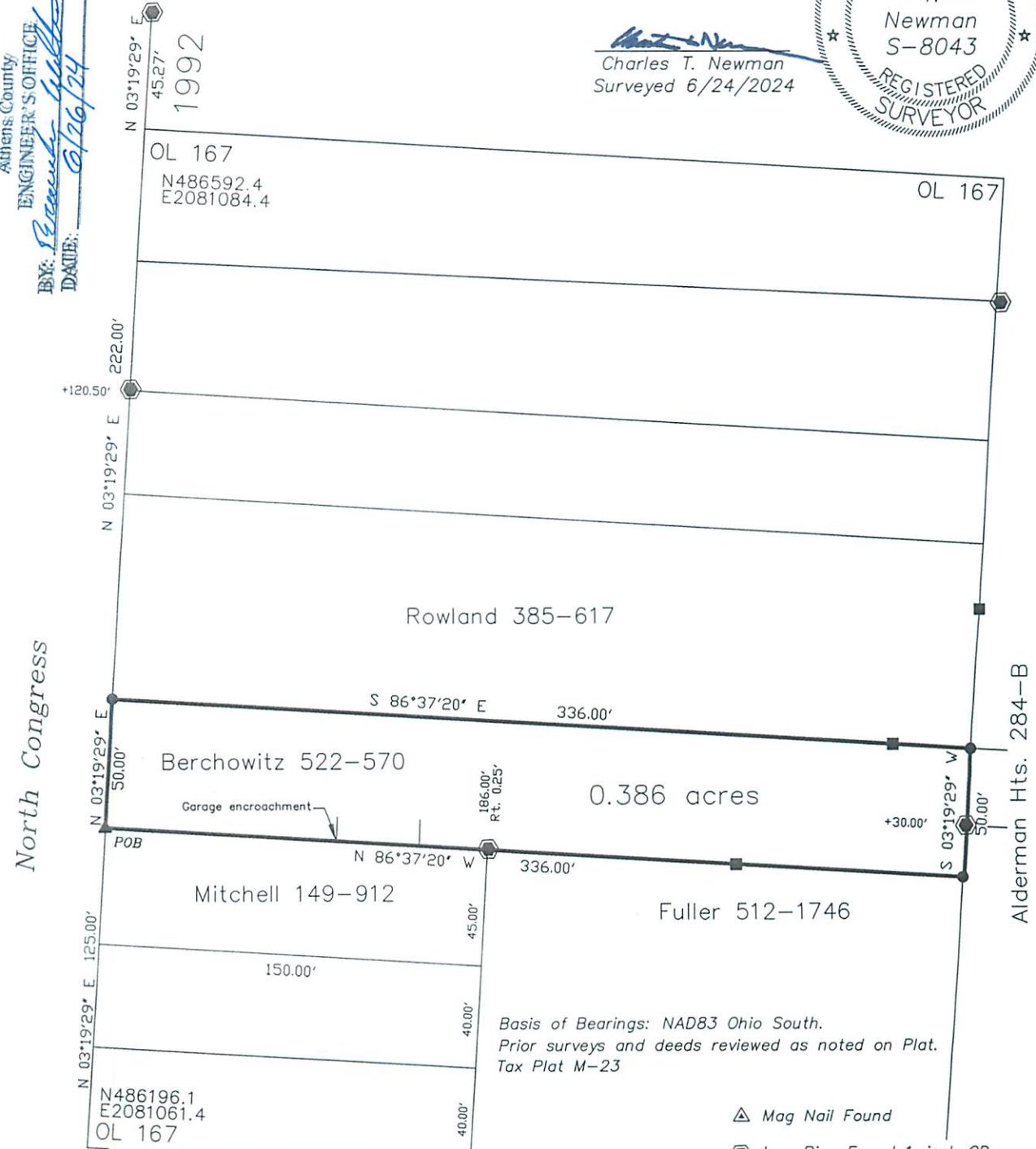
Plat of Survey of an existing parcel, and being now surveyed as 0.386 Acres.  
Situate Ohio Company Purchase, Town 9, Range 14, Athens City Outlot 167,  
(Auditor's Section 10), Athens County, City of Athens, Ohio.  
Known as: 138 N. Congress; Parcel A028160006700.  
Deeded to David M. Berchowicz Trust,  
Official Record Book 522, pages 570-572.



*Charles T. Newman*  
Charles T. Newman  
Surveyed 6/24/2024

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 6/26/24



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

- ▲ Mag Nail Found
- Iron Pipe Found 1-inch OD
- ▲ Mag Nail Set
- Iron Pin Set capped Newman
- Split Rail Locust Post