

0.261 Acres

Tract 1

Situate Ohio Company Purchase, Town 9, Range 14, City of Athens, Ohio.

(Auditor's Sec. 15, Athens Twp., Athens County, Ohio)

Being all of Lot 1014, a portion of Lot 1013, and a portion of Lot 1015 of the D.W. People's Addition to Athens.

Being deeded to Ohio University, Official Record Book 212, page 747, and Official Record Book 212, page 748, and being more fully described as follows:

Commencing at an iron pin found at the northwest corner of Lot 1019 of the D.W. People's Addition, Envelope 160B;

Thence S86°08'56"E 173.31 feet along the south boundary of Moore Avenue to an iron pin found capped Swoyer at the point of beginning of the Tract herein described;

- 1.) Thence S86°08'56"E 75.89 feet along the south boundary of Moore Avenue to an iron pin set;
- 2.) Thence S03°52'21"W 150.00 feet over the lands of the grantor to an iron pin set;
- 3.) Thence N86°08'56"W 75.89 feet along the north boundary of a platted 20-foot wide alley to an iron pin set;
- 4.) Thence N03°52'21"E 150.00 feet along a common boundary to the Ohio University Employees Credit Union 22-185 to the point of beginning containing a total of 0.261 acres.

Being the entirety of parcels A027240007900, A027240007800, A027240007700, and a portion of parcel A027240007600 (0.032 acres).


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

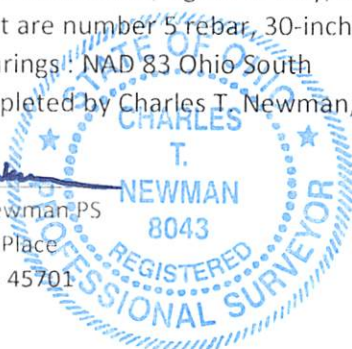
Subject to all easements, rights-of-way, covenants and agreements of record.

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

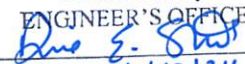
Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 3, 2024.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 6/12/24

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

JUN 12 2024

Jill Davidson
Athens County Auditor

0.261 Acres

Tract 2

Situate Ohio Company Purchase, Town 9, Range 14, City of Athens, Ohio.

(Auditor's Sec. 15, Athens Twp., Athens County, Ohio))

Being a portion of Lot 481 of the G.T. Gould's Addition to the City of Athens, Envelope 90C, and being deeded to: Ohio University Employee's Credit Union, Official Record Book 38, page 728, and being more fully described as follows;

Commencing at an iron pin found at the northwest corner of Lot 1019 of the D.W. People's Addition, Envelope 160B;

Thence S03°52'21"W 150.00 feet to a point;

Thence S03°52'21"W 244.00 feet to a point at the southwest corner of Lot 482 of the G.T. Gould's Addition, Envelope 90C, to the City of Athens;

Thence S86°07'39"E 150.00 to a point at the southeast corner of said Lot 482;

Thence S86°07'39"E 99.20 feet along the south boundary of Lot 481 of said Addition to an iron pin set at the point of beginning of the Tract herein described;

- 1.) Thence N03°52'21"E 224.00 feet over the lands of the grantor to an iron pin set;
- 2.) Thence S86°07'39"E 50.80 feet along the south boundary of a platted alley to an iron pin set;
- 3.) Thence S03°52'21"W 224.00 feet along the east boundary of Lot 481 of the G.T. Gould's Addition to an iron pin set;
- 4.) Thence N86°07'39"W 50.80 feet along the south boundary of Lot 481 to the point of beginning containing a total of 0.261 acres.


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

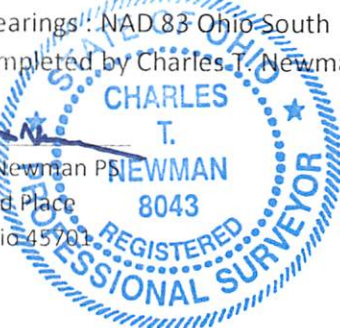
Subject to all easements, rights-of-way, covenants and agreements of record.

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

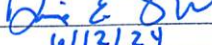
Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 3, 2024.


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



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JUN 12 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 (2) 0.261 Acre Tracts
Situate Ohio Company Purchase, Town 9, Range 14, City of Athens, Ohio.
(Auditor's Section 15, Athens Township, Athens County, Ohio)
Tract 1 deeded to: Ohio University Official Record Book 212, pages 747-748.
Tract 2 deeded to: OUCU Official Record Book 38, page 728.

Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat
Tax Plat P-19

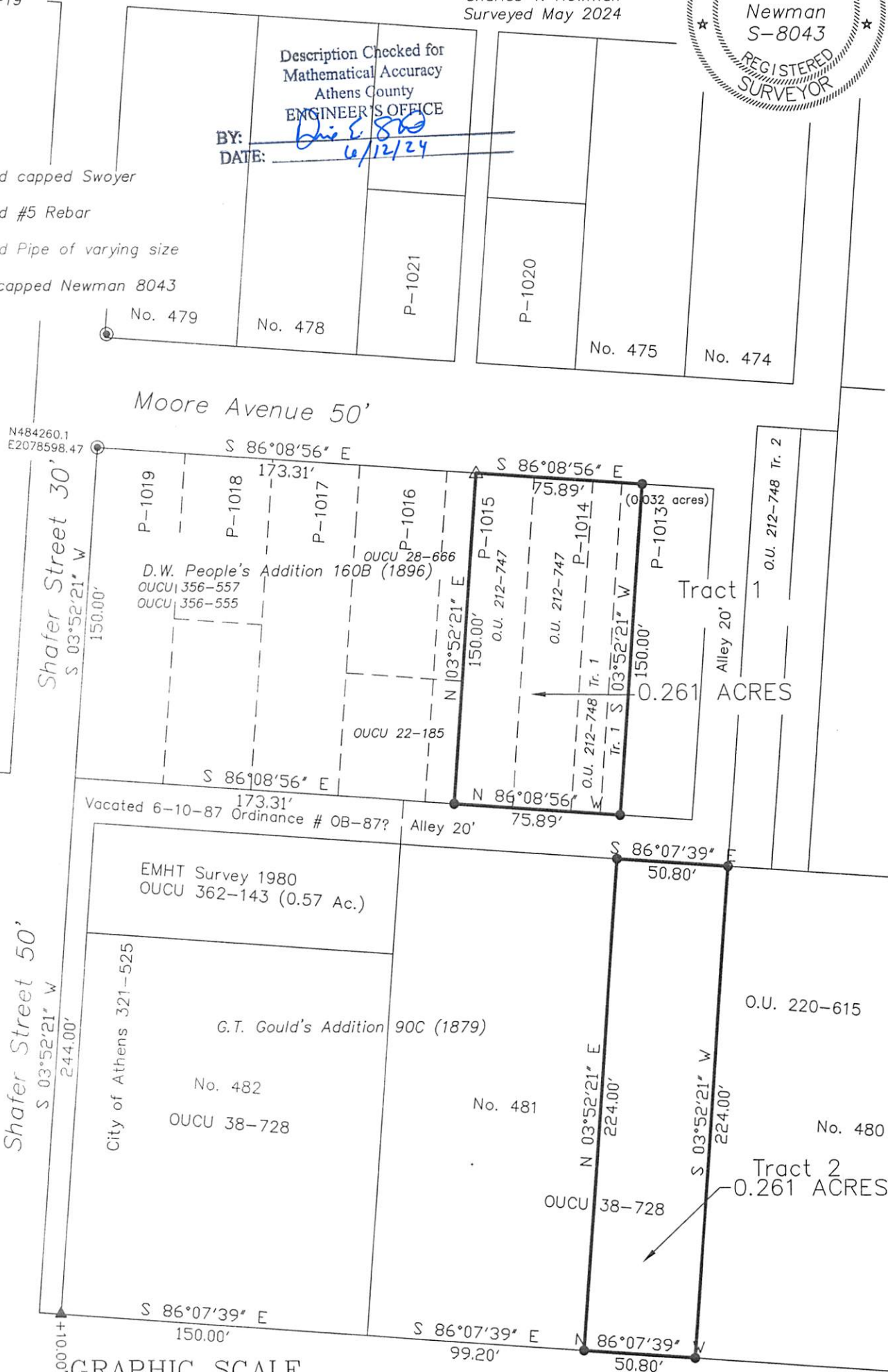
Charles T. Newman
Charles T. Newman
Surveyed May 2024



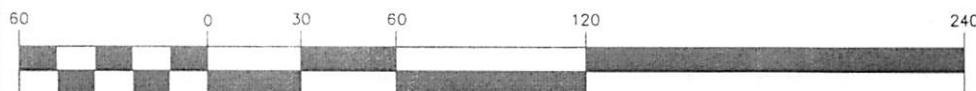
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Die E. 804*
DATE: *6/12/24*

- △ Iron Pin Found capped Swayer
- ▲ Iron Pin Found #5 Rebar
- ⊙ Iron Pin Found Pipe of varying size
- Iron Pin Set capped Newman 8043



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.