

0.172 ACRES

Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 16, Athens County, Athens Township, City of Athens, Ohio, and being a part of Outlot 124 and being a part of Lot 224 of the W.W. Love's Addition platted and found in Envelope 83A.

Being all of McCoady Properties, Official Record Book 261, page 1411, Tract 1, and being more fully described as follows:

Beginning at an iron pin set at the northwest corner of said Lot 224 of the W.W. Love's Addition;

- 1.) Thence S61°33'35"E 100.00 feet along the north boundary of said Lot 224 and West Washington Street to an iron pin set;
- 2.) Thence S11°43'58"W 80.27 feet along a common boundary to Nelson 376-625 to an iron pin set;
- 3.) Thence N65°05'50"W 86.66 feet along a common boundary to University Rentals 362-183 to an iron pin set;
- 4.) Thence N04°27'36"E 90.00 feet along the west boundary of said Lot 224 and Smith Street to the point of beginning containing a total of 0.172 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.

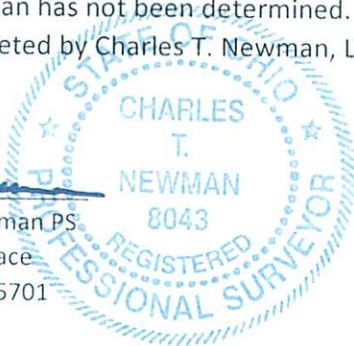
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

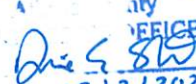
Basis of bearings : Denoted west boundary of W.W. Love's Addition

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 22, 2021.


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



Description Checked for
Mather Accuracy
BY: 
DATE: 12/3/2021

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

DEC 03 2021

Jill Thompson
Athens County Auditor

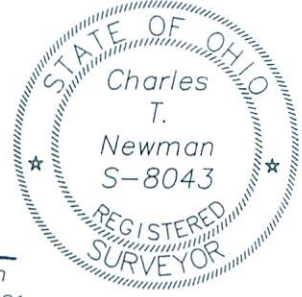
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Survey Plat of 0.172 Acres
Situat Ohio Company Purchase, Town 9, Range 14, Auditor's Section 16,
Outlot 124, City of Athens, Ohio,
and being part of Lot 224, of the W.W. Love's Addition to the City of Athens.
Original Plat referenced as Envelope 83A, Athens County Recorder's Office.
Deed referenced to McCoady Properties LTD,
Official Record Book 261, page 1411, Tract 1.

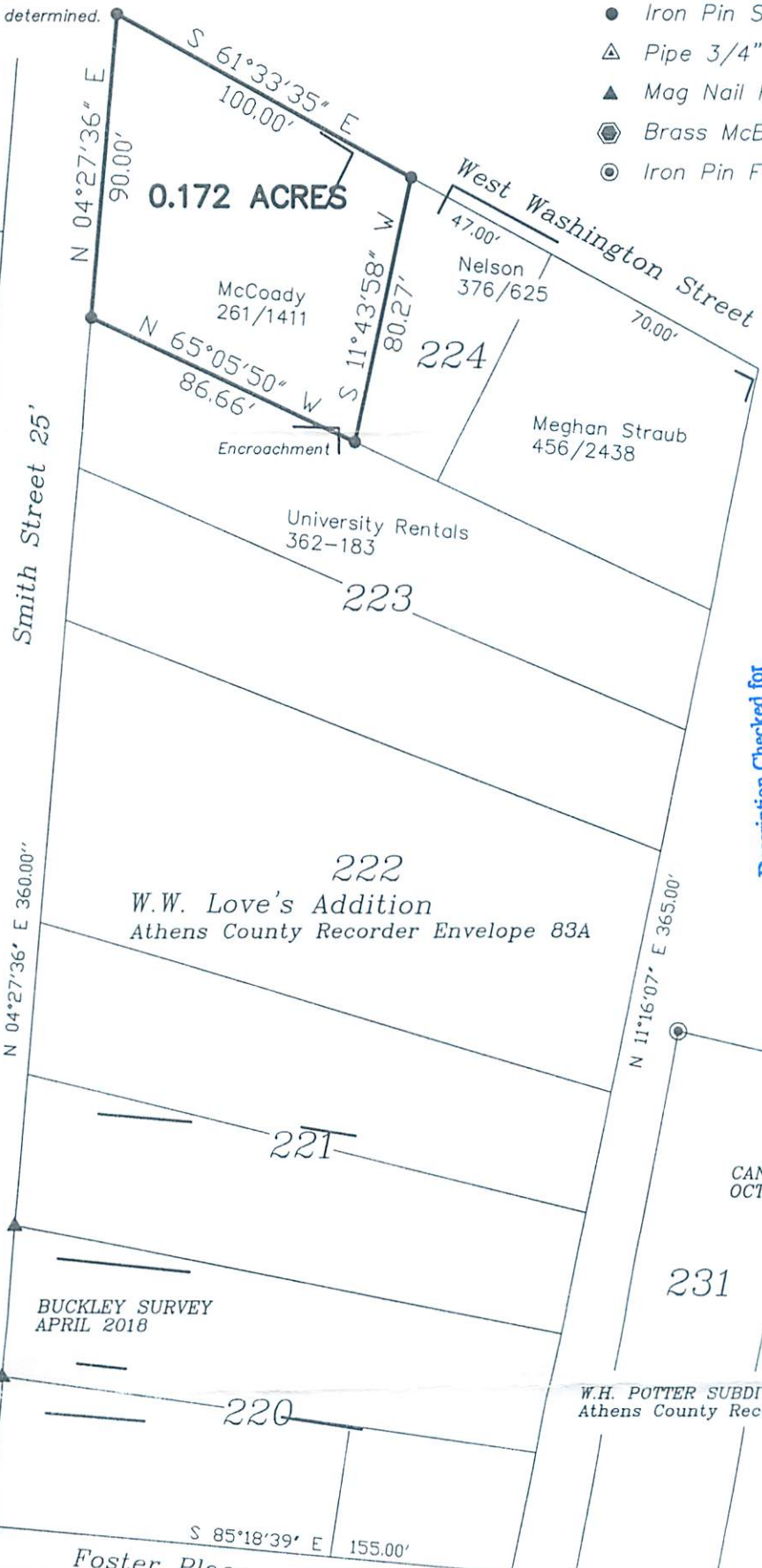
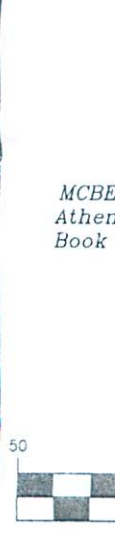


Charles T. Newman
Charles T. Newman
Surveyed 11/22/2021

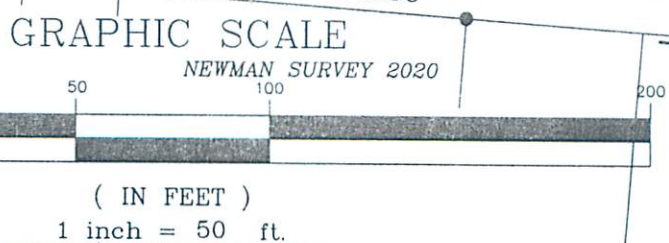
Prior Surveys and Deeds used as on Plat.

Basis of Bearings:
Denoted West Boundary of Lot 224
A True Meridian has NOT been determined.

- Iron Pin Set "Newman"
- △ Pipe 3/4" OD
- ▲ Mag Nail Found "Buckley"
- ⬢ Brass McBee Monument
- ⊙ Iron Pin Found "Canter"



Description Checked for
Math: Accuracy
BY: *Chris E. S...*
DATE: 12/13/2021



MCBEE SURVEY 1955
Athens County Engineer
Book 8, Pages 382-383