

Book Page
438 1546
Instrument
20090005207 DR

Situate in House Lot 437 of the Camp Wool Addition to the City of Athens, Ohio; Section 16, Athens Township, Athens County; Township 9, Range 14, Ohio Company Purchase. Being a 0.184 acre tract as described in Athens Real Estate Company, LTD's Official Record 425 Page 311, and more particularly described as follows:

Commencing and **Beginning** at a 3/4" iron pipe found at the northwest corner of Lot 2130 of the Rardin Addition to City of Athens, Ohio (Envelope 217A).

Thence S16°45'36"E, 99.86' along the west lines of Lots 2130 and 2129 also the west lines of Nancy Dotson and Patrick E. Bulstrom's O.R. 325 Pg. 1025 to a point referenced by a 1" iron pipe fd. bearing S16°45'36"E, 48.04'.

Thence S87°12'00"W, 94.38' along the north line of Dana E. Carsey's O.R. 392 Pg. 1077 to an 3/4" iron pipe found on the east right of way line for Central Ave (66' wide) passing a 3/4" iron pipe found at 12.38'.

Thence N04°00'00"W, 95.40' along the east right of way line for Central Ave to a 3/4" iron pipe found.

Thence N85°58'54"^{12.30'} leaving the right of way for Central Ave. along the south line of Roger and Mary Stewart's O.R. 176 Pg. 522 to the Point of Beginning.

Containing 0.184 acres as surveyed by me, Robert A. Price PS 8362 in September 2009.

Basis of Bearings being the east line of Central Ave. (66' wide) being N04°00'00"W and are to be used to determine angular relationships only.

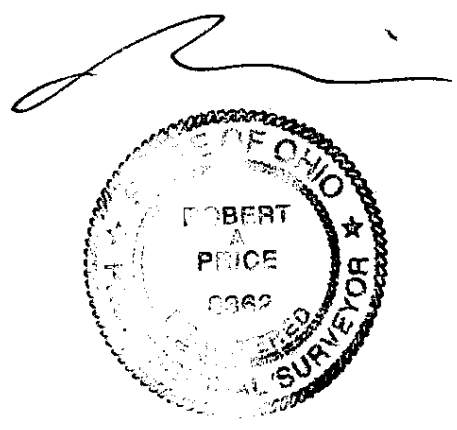
Subject to all legal easements and rights of way.

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

Legal Description
 Approved
 Denied

SEP 17 2009

Jill A. Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 9-17-09

Second St. 33'

PLAT of Survey

Situate in House Lot 437 of the Camp Wool Addition to the City of Athens, Ohio; Section 16, Athens Township, Athens County; Township 9, Range 14, Ohio Company Purchase.

Being a 0.184 acre tract as described in Athens Real Estate Company, LTD's Official Record 425 Page 311.

Notes:

Subject deed refers to D.R. 146 Pg. 248 for a 12' alley, that deed never had title to subject parcel.

Prior deed (D.R. 284 Pg. 513) does not mention 12' alley.

Original subdivision plat (Env. 90A) does not show 12' alley.

Basis of Bearings being the east line of Central Ave. being N04°00'00"W and are to be used to determine angular relationships only.

Subject to all legal easements and rights of way.

References:

- Tax Maps
- Deeds Listed
- Envelopes 90A and 217B
- Prior Surveys;
- J. Branner (6805) Nov 1993
- J. Conkle (7616) Mar 2006

Roger and Mary Stewart
O.R. 176 Pg. 522

N85°58'54"E
72.30'

Athens Real Estate Company, LTD
O.R. 425 Pg. 311

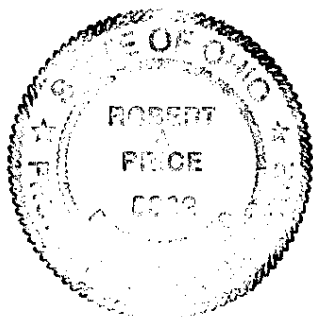
Porch	H.N. 88 Two Story Wood Frame
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Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

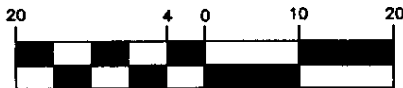
BY: *J. Blausen*
DATE: 9-17-09

I hereby certify that this Plat and Notes are correct as surveyed by me in Sept 2009.

Robert A. Price PS 8362



S87°12'00"W
94.38'



1 inch = 20 ft.

12' alley for the benefit of occupants of Camp Wool Lot 437, as described in D.R. 146 Pg. 248

Dana E. Carsey
O.R. 392 Pg. 1077

Rardin Lot 2130

Legend

- 3/4" Iron Pipe Fd (unless noted)
- Iron Pin Fd.

Nancy Dotson and Patrick E. Bulstrom
O.R. 325 Pg. 1025

Price Co. Land Surveys, LLC Athens, Ohio 740.592.9966

Central Ave. 66'

Central Ave. 66'

Curb

N04°00'00"W
95.40'

R/W

R/W

R/W