

BY: Paul M. [Signature]
DATE: 12/11/19

Boundary Description of 0.271 Acres

Description of a tract of land situate the Ohio Company Purchase, Town 9, Range 14, City of Athens, Ohio, and being deeded to Brad Jageman and recorded in Official Record Book 361, pages 1400-1401, and being that part of the deed described as: Parcel 2: First Tract, Second Tract, Third Tract, and being more fully described as follows:

Beginning at an iron pin set at the northeast corner of Lot 301 of the Guthrie, Gould and Company Addition to the City of Athens, Old Plat Book 1, pages 60-61, Envelope 84C and 84D of the Athens County Recorder's Offices.

- 1.) Thence S04°16'48"W 147.77 feet along the western right-of-way of an unimproved alley to an iron pin set;
- 2.) Thence N43°57'41"W 179.94 feet along the northern right-of-way of Byard Street to an iron pin found;
- 3.) Thence N04°16'48"E 27.93 feet along a common boundary to Columbia Gas 255-552 to an iron pin set;
- 4.) Thence S85°43'12"E 134.23 feet along the southern right-of-way of a platted ten foot wide alley to the point of beginning containing a total of 0.271 acres subject to all easements, right-of-way and covenants and agreements of record.

Plat of Survey is attached herewith and made a part thereof.
Iron Pins set are #5 rebar of 30 inches capped NEWMAN 8043.
Basis of Bearings the denoted north boundary of Lot 301.
A true north has not been determined.

Auditor Taxing parcels being all of the (5) parcels of:

A027290005800, A027290005900, A027290006000, A027290006100 and A027290006200.

The above boundary description was based on an actual field survey on the 10th of December 2019 by Charles T. Newman Registered Professional Surveyor 8043.

Charles T. Newman
Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701
December 10,



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

DEC 11 2019

Jill Thompson
Athens County Auditor

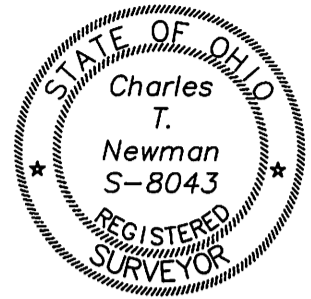
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 0.271 Acres
Situate Ohio Company Purchase Town 9, Range 14,
City of Athens, Ohio.
Being lands deeded to Brad Jageman
Official Recod 361, pages 1400-1401,
Parcel 2: First Tract, Second Tract, Third Tract

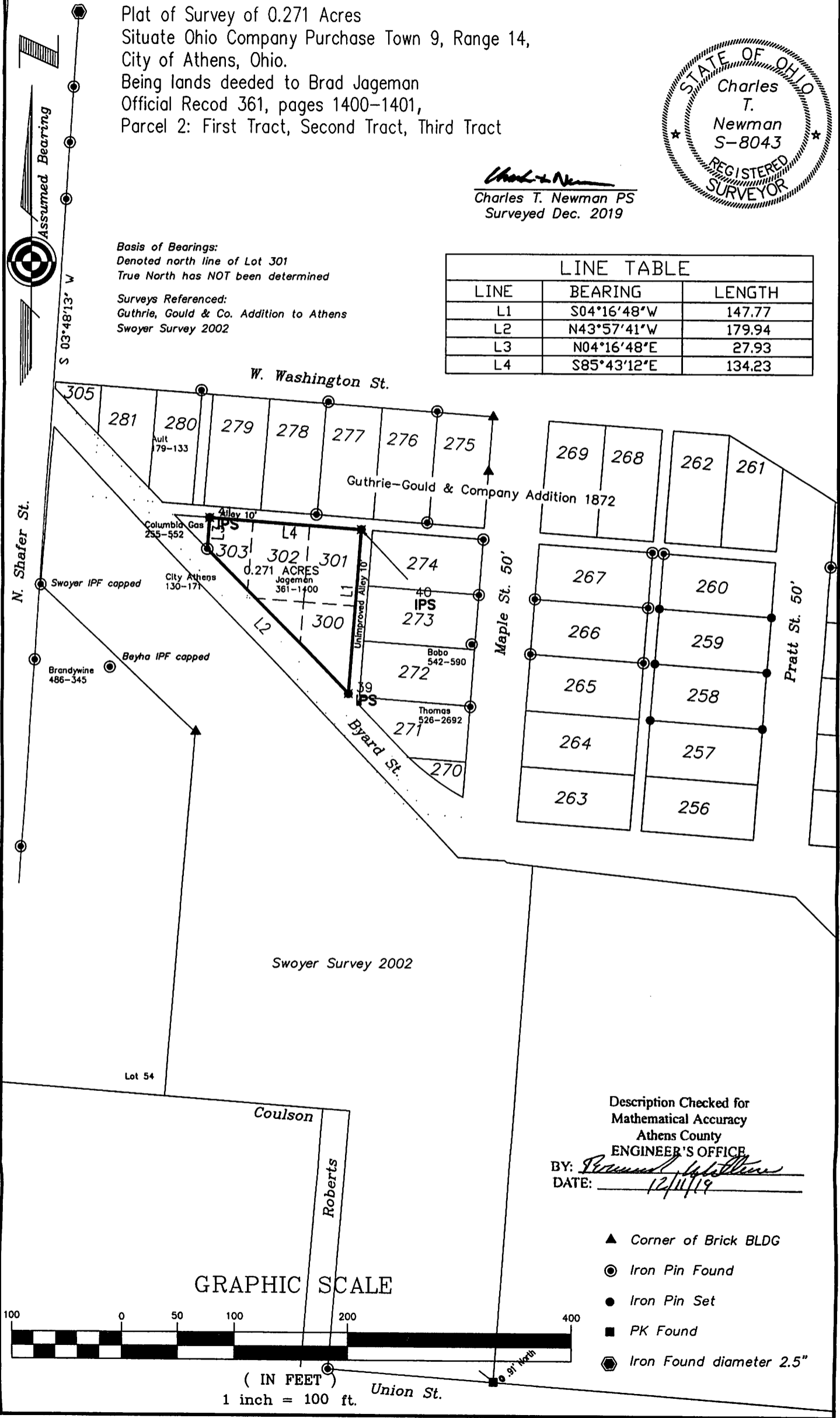


Charles T. Newman
Charles T. Newman PS
Surveyed Dec. 2019

Basis of Bearings:
Denoted north line of Lot 301
True North has NOT been determined

Surveys Referenced:
Guthrie, Gould & Co. Addition to Athens
Swoyer Survey 2002

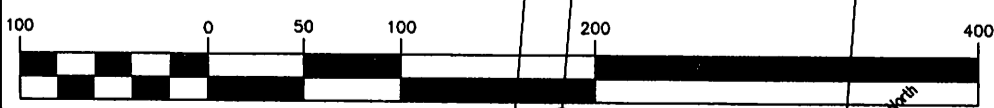
LINE TABLE		
LINE	BEARING	LENGTH
L1	S04°16'48"W	147.77
L2	N43°57'41"W	179.94
L3	N04°16'48"E	27.93
L4	S85°43'12"E	134.23



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennial*
DATE: 12/11/19

- ▲ Corner of Brick BLDG
- Iron Pin Found
- Iron Pin Set
- PK Found
- Iron Found diameter 2.5"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
Union St.