

DESCRIPTION OF AN EXISTING 0.104 ACRE TRACT

Situated in Inlot 2045 of the Potter-Webb Addition (env. 235B), of the City of Athens Section 16, T.9, R.14, Athens Township, Athens County, Ohio and being all of Parcel A028080002900 as described in Volume 565, Page 1817 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at 1" iron pipe found at the Northwest corner of the Subdivision of Inlot 2056 of Potter-Webb Addition (env. 271B):

Thence along the East line of Inlot 1452 of the W.S. Blackwood Addition (env. 187B), Burger (231-195 O.R.),

N 04° 25' 26" E, 120.00 feet to a point on the South line of Brown Avenue, passing an iron pin found at 110.00 feet;

Thence along the South line of Brown Avenue,

S 71° 08' 34" E, 43.00 feet to a point;

Thence along the West line of Inlot 2047 of the Potter-Webb Addition, West End Bar & Grill Inc (207-761 O.R.),

S 08° 10' 48" W, 118.26 feet to an iron pin found, passing an iron pin found at 10 feet;

Thence along the North line of Inlot 2570 of the Subdivision of Inlot 2056 of Potter-Webb Addition (env. 271B) Stewart (565-1817 O.R.),

N 71° 08' 34" W, 35.00 feet to the Point of Beginning and **containing 0.104 acres.**

Subject to all easements and rights of way of record.

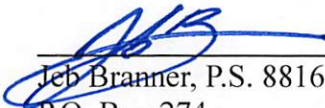
This survey is based on a survey by Robert A Price 8362 of two parcels (unrecorded) dated February 14, 2007.

All iron pins found are 5/8" x 30" rebar with Cap stamped "Price 8362" unless otherwise noted


Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed August, 2025 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/13/2025

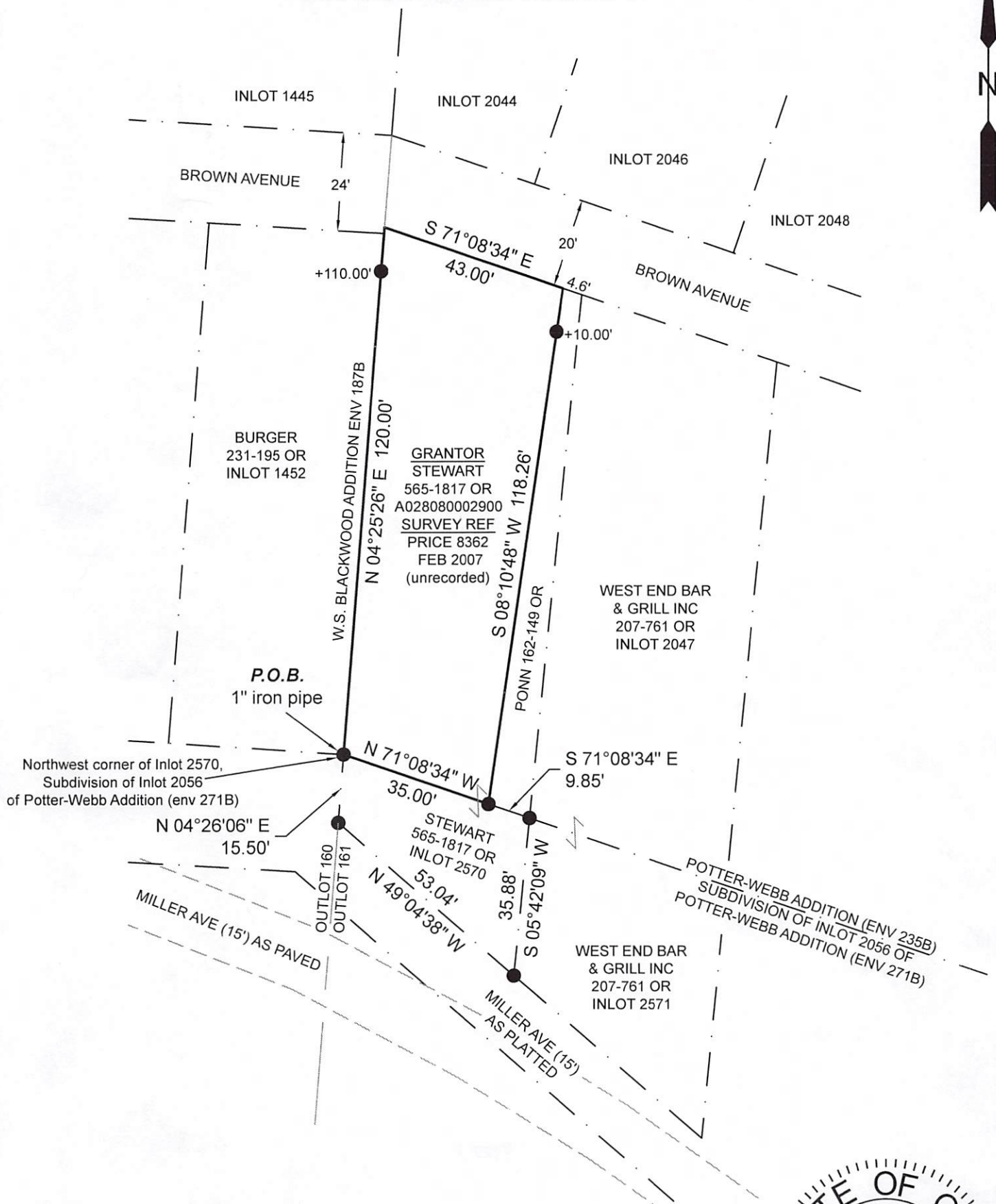
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 13 2025

Jill Davidson
Athens County Auditor

PLAT OF SURVEY OF AN EXISTING 0.104 ACRE TRACT

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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: garrett Marshall
DATE: 8/13/2025



SURVEY OF AN EXISTING 0.104 ACRE TRACT
Situating in Inlot 2045 of the Potter-Webb Addition,
of the City of Athens
Section 16, T.9, R.14, Athens Twp.,
Athens Co., OH
Survey Completed August, 2025

0' 30' 60' 90'



Scale 1"=30'

● = Iron pin found capped "Price 8362" unless otherwise noted
Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
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of two parcels (unrecorded) dated February 14, 2007

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