

0.265 ACRES

Description of an existing parcel of land and being all of Lot 3314 of the Hughes Rowland Subdivision. Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 6, Athens Township, Athens County, City of Athens, Ohio and at the time of this survey being deeded to Eleni A. Zulia and Amanda K. Davis, of Official Record Book 496, pages 2609-2610, Parcel A028310005000, and being further described as follows:

Beginning at an iron pin of #5 rebar found at the southwest corner of said Lot 3314 of the Hughes-Rowland Subdivision;

- 1.) Thence N05°00'00"E 110.00 feet along a common boundary to Lot 2472 and Lot 2473 of the Grandview /Highland Heights Addition to the City of Athens to an iron pin set;
- 2.) Thence S85°00'00"E 105.00 feet along the south right-of-way of Dalton Avenue to an iron pin of #5 rebar found;
- 3.) Thence S05°00'00"W 110.00 feet along the west right-of-way of Graham Drive to an iron pin set;
- 4.) Thence N85°00'00"W 105.00 feet along a common boundary to Lot 3315 of the Hughes-Rowland Subdivision to the point of beginning containing a total of 0.265 acres.

Subject to an easement previously described as being 3.5 feet off the west side of said Lot 3314 and being more fully described in Official Record Book 496, pages 2609-2610.

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


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

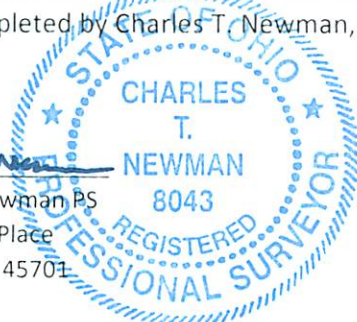
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted west boundary of Lot 3314.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 17, 2021.


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



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

MAY 21 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

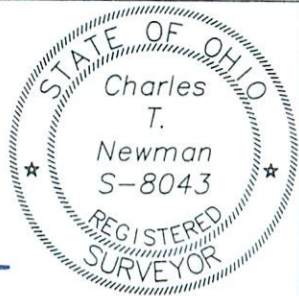
BY: 
DATE: 5/21/21

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of Lot 3314 of the Hughes Rowland Subdivision.
Situat Ohio Company Purchase, Town 9, Range 14, Lease Lot 6,
Athens Township, Athens County, City of Athens, Ohio.
Being deeded to Eleni A. Zulia and Amanda K. Davis,
Official Record Book 496, pages 2609-2610.
Parcel A028310005000, known as 30 Graham Drive.



Charles T. Newman
Charles T. Newman
Surveyed 5/17/2021

Basis of Bearings:
Hughes-Rowland Subd' Envelope 332A

Dalton Ave. 40'

S 85°00'00" E
105.00'

N 05°00'00" E
110.00'

N 85°00'00" W
105.00'

S 05°00'00" W
110.00'

3314
0.265 ACRES

3325
EMHT Survey 1968
File A0-492

3324
EMHT Survey 1968

3315
Hughes-Rowland Add.

2470
Grandview Highland Add.
2473

Siegel
565-2221
3316

Graham Dr. 40'

3323
Hughes-Rowland Add.

2469

Gall
540-324

3317

3322

2468

Brown
573-2256

3321

2467

S 85°00'00" E
104.95' meas.

- △ Iron Pin Found #5 Rebar
- ▲ Iron Pin Found capped "England"
- ⊙ Iron Pin Found capped "Swoyer"
- Iron Pin Set

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Barbara M. Walker*
DATE: 5/21/21