

0.152 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 26, Athens Township, Athens County, City of Athens, Ohio.

Being two existing parcels (A028320002800 & A028320002900) deeded to: George Allison Kessel, Volume 313, pages 955, and Official Record Book 605, pages 1183.

Being the north ½ half of Lot 2974, and 35 feet off the south end of Lot 2975 in Hillcrest Addition recorded in Envelope 297B, and being more fully described as follows:

Commencing at an iron pin found capped Branner at the southeast corner of Hillcrest Addition Lot 2973; Thence N86°52'36"W 106.28 feet along the north boundary of Dalton Avenue to an iron pin set; Thence N03°12'16"E 82.50 feet along the east boundary of Charles Street to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N03°12'16"E 62.50 feet along the east boundary of Charles Street to an iron pin set;
- 2.) Thence S86°52'36"E 106.28 feet along a common boundary to Burk & Balbo 508-1661 to an iron pin set;
- 3.) Thence S03°12'16"W 62.50 feet along a common boundary to Athens Restoration 561-1015 to an iron pin set;
- 4.) Thence N86°52'36"W 106.28 feet along a line that divides the north ½ half of Lot 2974, and the south ½ half of Lot 2974 to the point of beginning containing a total of 0.152 acres.


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

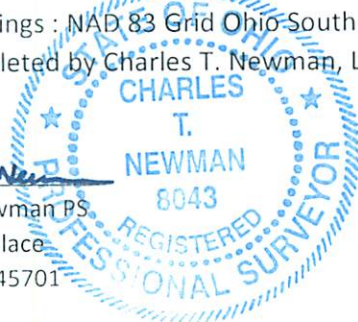
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings : NAD 83 Grid Ohio-South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 12, 2023.

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 4/15/24

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

APR 15 2024

Jill Davidson  
Athens County Auditor

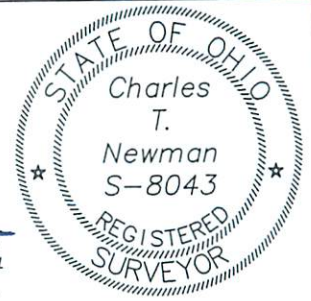
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 0.201 Acres, and 0.152 Acres.  
Situat Ohio Company Purchase, Town 9, Range 14, Lease Lot 26,  
Athens Township, Athens County, City of Athens, Ohio, and  
being part of Lots of the Hillcrest Addition, Lots: 2973, 2974, and 2975.  
Deeded to: George Allison Kessel, Volume 313, page 955,  
Official Record Book 605, page 1183.



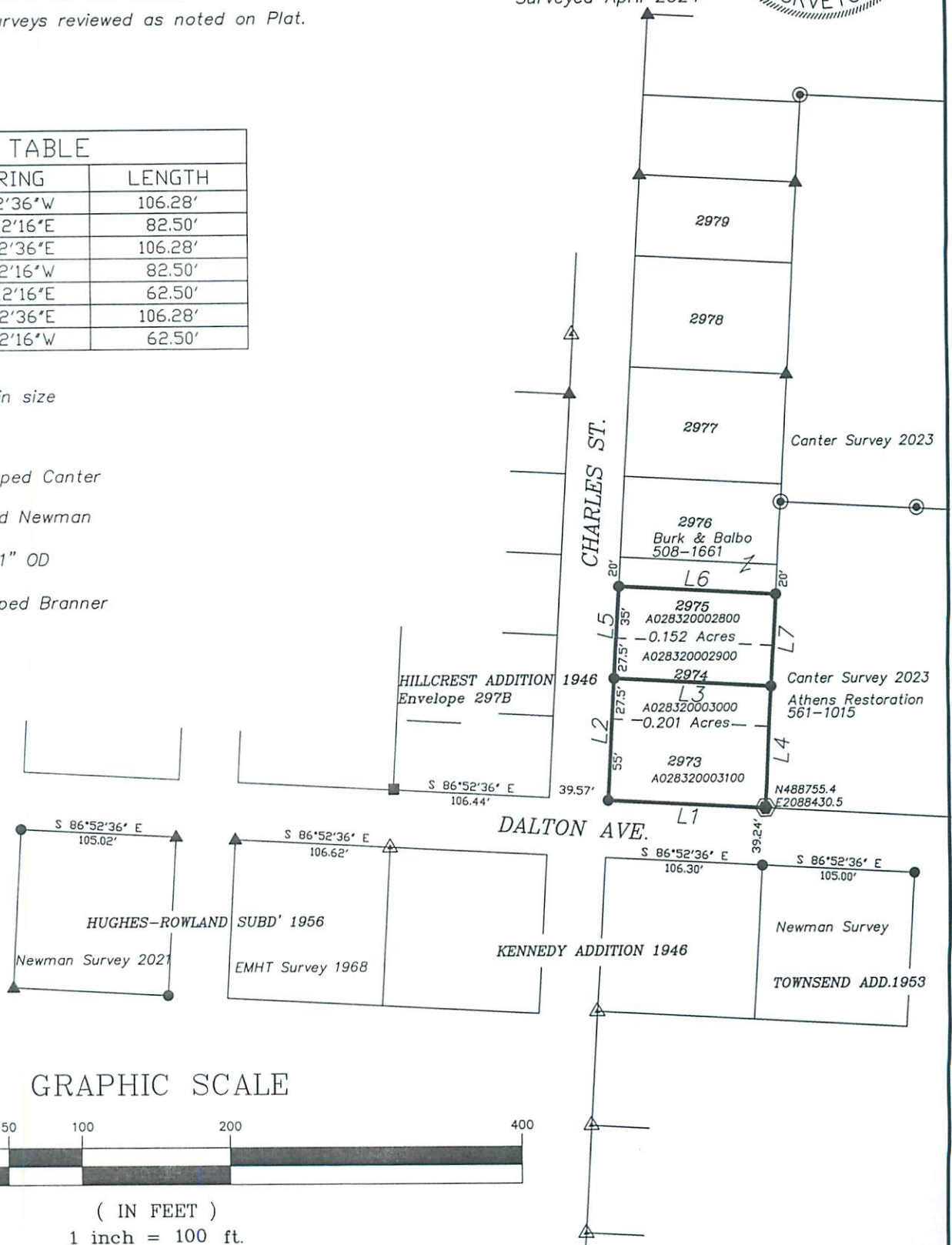
*Charles T. Newman*  
Charles T. Newman  
Surveyed April 2024

Basis of Bearings: NAD 83 Ohio South  
Deeds and Prior Surveys reviewed as noted on Plat.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°52'36"W	106.28'
L2	N03°12'16"E	82.50'
L3	S86°52'36"E	106.28'
L4	S03°12'16"W	82.50'
L5	N03°12'16"E	62.50'
L6	S86°52'36"E	106.28'
L7	S03°12'16"W	62.50'

- △ Pipe Found varies in size
- ▲ Rebar Found #5
- ⊙ Iron Pin Found capped Canter
- Iron Pin Set capped Newman
- Square Bolt Found 1" OD
- ⊕ Iron Pin Found capped Branner

BY: *Charles T. Newman*  
DATE: *4/15/24*  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.