

1.225 ACRES

Situate Ohio Company Purchase, Town 9, Range 14, Auditor's Section 8, Athens Township, Athens County, City of Athens, Ohio. Being all the lands deeded to Gary S. Chleboun and Mary B. Chleboun, Official Record Book 330, pages 330-331, and being more fully described as follows:

Beginning at a number-five rebar found at the northwest corner of Lot 3471 of the First Addition to La-Mar Heights Subdivision;

- 1.) Thence $S78^{\circ}29'24''E$ 147.97 feet along the south right-of-way of Canterbury Drive to an iron pin set;
- 2.) Thence $S13^{\circ}27'00''W$ 135.00 feet along a common boundary to Reichard 554-471 to an iron pin set;
- 3.) Thence $S11^{\circ}04'01''W$ 50.06 feet to an iron pin set;
- 4.) Thence $S01^{\circ}09'48''W$ 203.07 feet to a one-inch diameter pipe found;
- 5.) Thence $N86^{\circ}35'20''W$ 110.00 feet along a common boundary to Foehl 576-581 to an iron pin set;
- 6.) Thence $N06^{\circ}40'24''W$ 226.27 feet along a common boundary to Kocher 543-1873 to a #5 rebar found;
- 7.) Thence $N11^{\circ}16'42''E$ 185.28 feet, (passing a #5 rebar found at 49.98 feet) to the point of beginning containing a total of 1.225 acres.

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


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

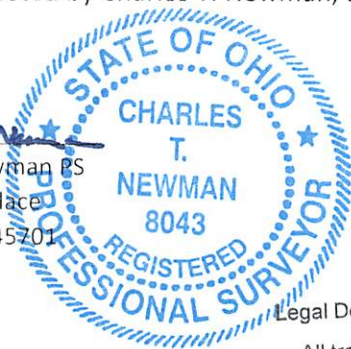
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted north line of Lot 3471.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on September 7, 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/13/21

SEP 10 2021

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

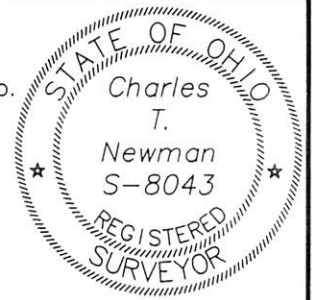
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



Prior Survey

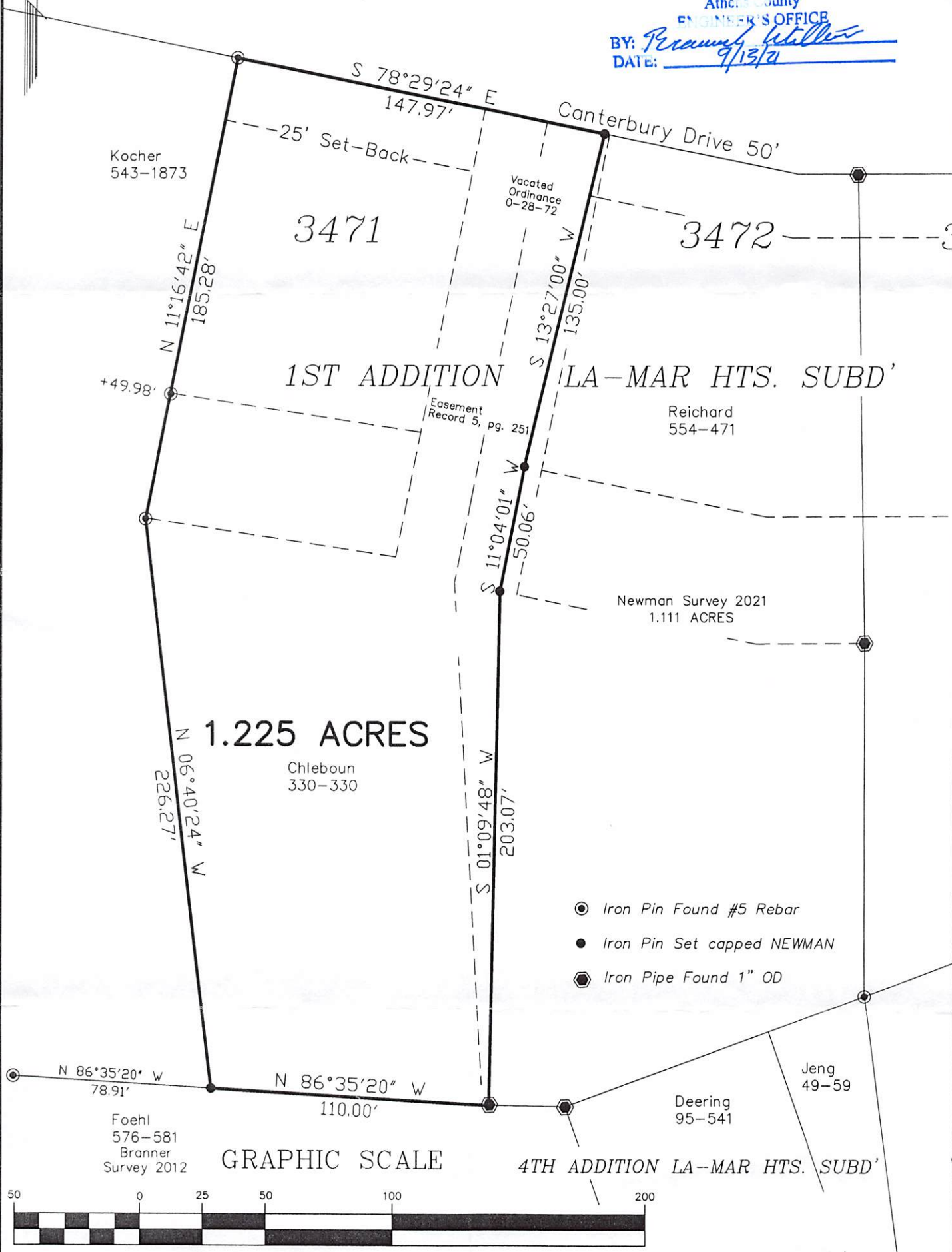
Plat of Survey of 1.225 Acres.
Situate Ohio Company Purchase, Town 9, Range 14,
Auditor's Section 8, Athens Township, Athens County, City of Athens, Ohio.
Being at the date of this survey deeded to:
Gary S. Chelboun and Mary B. Chleboun, and being all of the lands of
Official Book 330, pages 330-331.



Charles T. Newman
Charles T. Newman
Surveyed 9/7/2021

Basis of Bearings:
Denoted north line of La-Mar Hts. Lot 3471
A true meridian has NOT been determined
Easements have NOT been surveyed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Percey J. Miller*
DATE: 9/13/21



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.