

BY: Perennial Littlewood
DATE: 3/11/20

Description of 0.162 Acres

Description of a tract of land situate the Ohio Company Purchase Town 9, Range 14,
City of Athens Inlot 191 of Athens, Ohio
Being all of the lands deeded to Mark W. Stedman and Terri J. Little of Official Record Book 521,
pages 1658-1660 ,and being more fully described as follows:

Beginning at an iron pin found capped EMHT at the southeast corner of said Inlot 191 of the City of
Athens;

- 1.) Thence N89°39'11"W 48.98 feet along the north boundary of Old Union Street to a wooden fence
post;
- 2.) Thence N00°22'50"E 133.42 feet along a common boundary to Stedman 521-1658,
Athens Fairfield 539-2199, and Toy 290-761 to an iron pin found capped Swoyer, passing an iron pin
found capped EMHT at 2.00 feet;
- 3.) Thence S89°31'39"E 48.92 feet along a common boundary to Stedman 521-1658, and Toy 290-761 to
an iron pin found capped Swoyer
- 4.) Thence S46°16'55"E 32.45 feet along the south boundary of Union Street to an iron pin found capped
EMHT;
- 5.) Thence S43°31'12"W 34.24 feet along a common boundary to Stedman 521-1658, and
Cornwell 500-14 to an iron pin found capped EMHT;
- 6.) Thence S00°27'57"W 86.05 feet along a common boundary to Stedman 521-1658, Cornwell 500-14,
and Austad 358-443 to the point of beginning containing a total of 0.162 Acres.

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

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

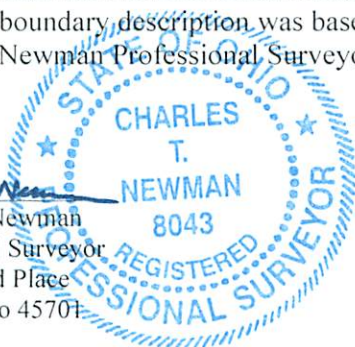
Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the denoted south boundary of Lot 191.

A true meridian has not been determined.

The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor Registered PS-8043 on March 10, 2020.

Charles T. Newman
Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



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

MAR 11 2020

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 0.162 Acres
Sitate Ohio Comapny Purchase Town 9, Range 14,
Athens City, Inlot 191.
Being all of the lands deeded to Mark W. Stedman and
Terri J. Little, Official Record Book 521, pages
1658-1660.

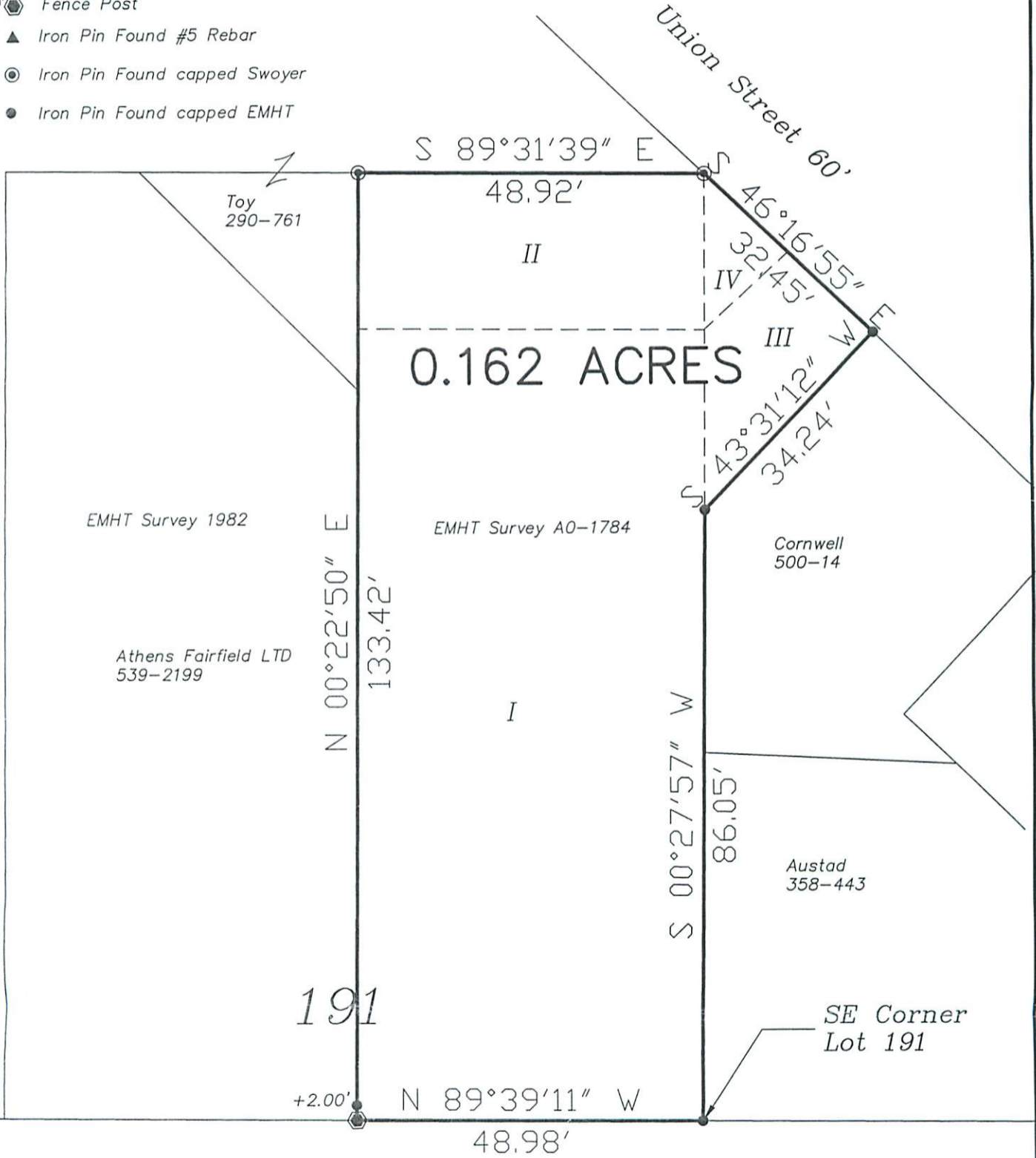


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Perennial Solutions
DATE: 3/11/20

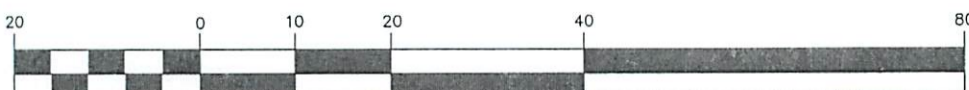
Charles T. Newman
Charles T. Newman
Surveyed 3/10/2020

- Fence Post
- ▲ Iron Pin Found #5 Rebar
- ◎ Iron Pin Found capped Swoyer
- Iron Pin Found capped EMHT



GRAPHIC SCALE

Old Union St. 66'

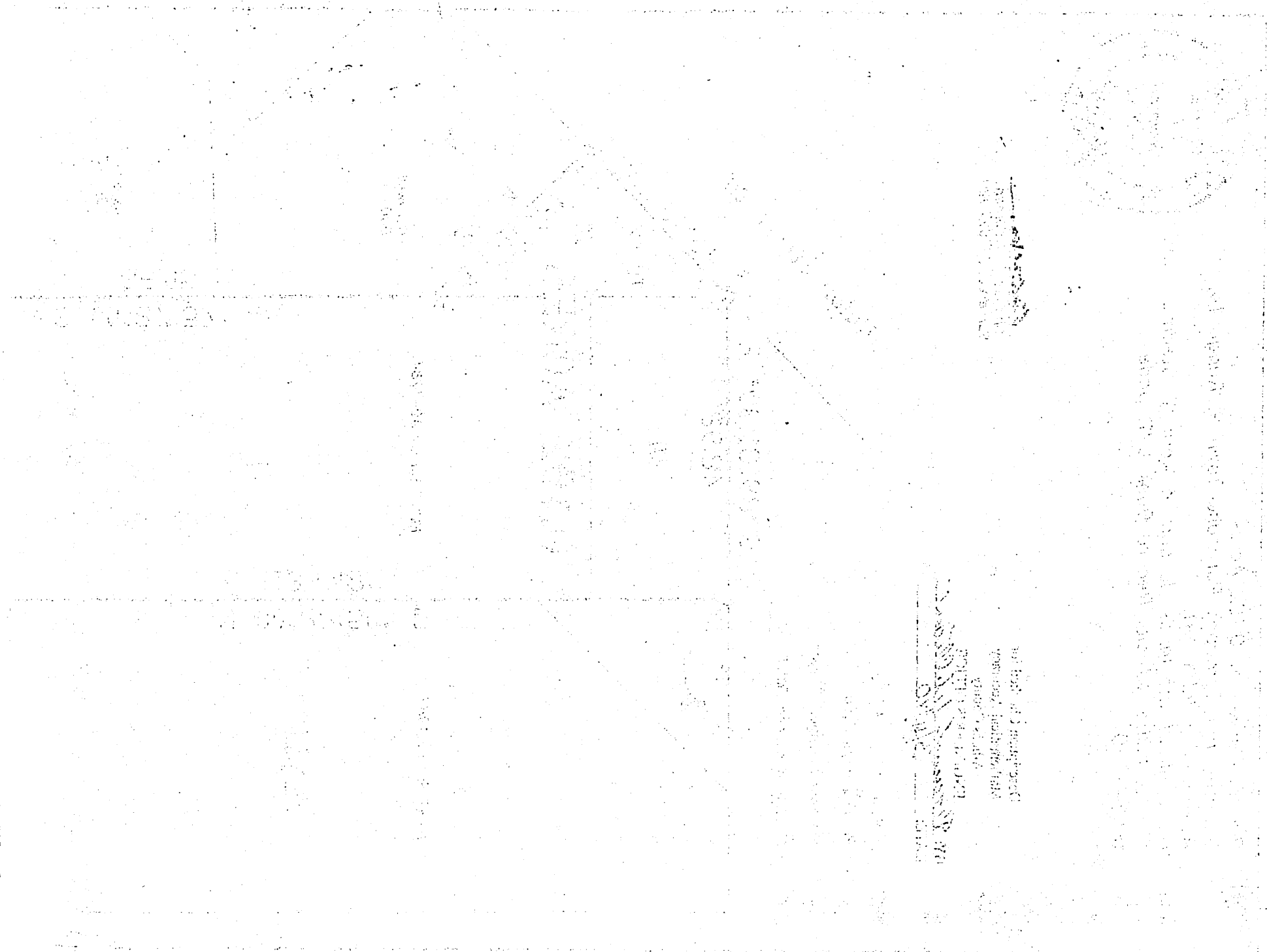


(IN FEET)
1 inch = 20 ft.

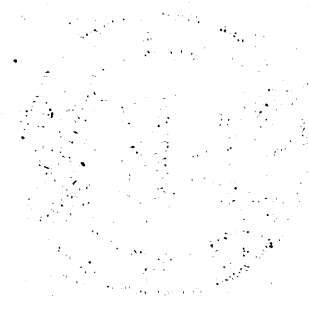
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