

25 S. Court Street, Athens, OH 45701

0.054 Acres

Description of a parcel of 0.054 acres of land situate Ohio Company Purchase, Town 9, Range 14, Section 9, Inlot 39, City of Athens, Ohio;
Being deeded to P.M. Management LLC; Official Record Book 478, page 739, Parcel A027080003900.

Commencing at a point at the northeast corner of Athens City Inlot 35 at the corner of West Washington Street and South Court Street;
(For referencing and from said corner N03°37'49"E 2.00 feet; thence S85°55'28"E 2.00 feet bears a 3-inch diameter brass disk found in the concrete sidewalk.)

Thence S03°37'49"W 278.76 feet along the west right-of-way of Court Street to the point of beginning of the parcel herein described;
(From said corner S86°11'19"E 2.00 feet bears a Mag Nail set in the concrete sidewalk for reference.)

1.) Thence S03°37'49"W 18.42 along the east line of Inlot 39 to a point;
(From said corner S86°05'03"E 2.00 feet bears a Mag Nail set in the concrete sidewalk for reference.)

2.) Thence N86°05'03"W 38.78 feet along a common wall to P.M. Management 478-739 and McInturf 350-781 to a point;

3.) Thence S01°16'44"W 3.00 feet along said common wall to a point;

4.) Thence N86°05'09"W 21.00 feet along said common wall to a point;

5.) Thence N03°42'50"E 3.00 feet along said common wall to a point;

6.) Thence N86°18'06"W 65.16 feet along said common wall to a Mag Nail found;

7.) Thence N03°20'45"E 18.44 feet along a common boundary to P.M. Management 478-739 and Ohio University 535-1266 to a Mag Nail found;

8.) Thence S86°11'19"E 124.90 feet along south boundary of an alley to the point of beginning containing a total of 0.054 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 Mag Nails are 1 ½ " x ¼" set in drilled holes in the concrete sidewalk.


Basis of bearings : Denoted west boundary of Court Street. Ohio State Plane South.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 15, 2021.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 1/22/21

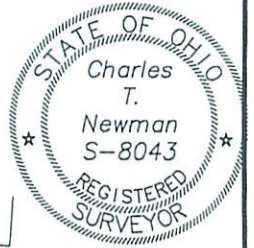
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 25 2021

Jill Thompson
Athens County Auditor

Plat of Survey of 0.056 Acres and 0.054 Acres
Situating Ohio Company Purchase, Town 9, Range 14, Auditor's Section 9,
City of Athens, Ohio.
Being deeded to P.M. Management LLC
Official Record Book 512, page 2375, Parcel A027080002800
Official Record Book 478, page 739, Parcel A027080003900

Charles T. Newman
Charles T. Newman
Surveyed January 2021



Basis of Bearings:
Denoted West Washington R/W

West Washington Street

State Plane
South Congress Street

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°09'17"W	72.67'
L2	N03°37'49"E	33.50'
L3	S86°09'17"E	72.67'
L4	S03°37'49"W	33.50'
L5	S03°37'49"W	18.42'
L6	N86°05'03"W	38.78'
L7	S01°16'44"W	3.00'
L8	N86°05'09"W	21.00'
L9	N03°42'50"E	3.00'
L10	N86°18'06"W	65.16'
L11	N03°20'45"E	18.44'
L12	S86°11'19"E	124.90'

NE Corner
Lot 35

35

S 03°37'49" W 278.76'

38

37

South Court Street

PM Management
478-739
0.054 ACRES

Meinturf
350-781

39

Ohio University
535-1266
Buckley Survey 2017

S 03°37'49" W 202.93'

2.00 Platted Offset Lines

- ▲ Mag Nail Found
- ▲ Mag Nail Set
- Iron Pin Found
- Iron Pin Set capped NEWMAN
- Fire Clay Monument (2' Offset)
- Brass Monument (2' Offset)

42

Best of Court
256-1587
10 Union

41

Cotton
241-656

PM Management
512-2375
0.056 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca Williams*

DATE: 1/22/21

GRAPHIC SCALE West Union Street



(IN FEET)

1 inch = 60 ft.