

49 S. Court Street, Athens, OH 45701

0.056 Acres

Description of a parcel of 0.056 acres of land situate Ohio Company Purchase, Town 9, Range 14, Section 9, Inlot 41, City of Athens, Ohio;  
Being deeded to P.M. Management LLC; Official Record Book 512, page 2375, Parcel A027080002800.

Beginning at a point at the southeast corner of Athens City Inlot 41 at the corner of South Court Street and West Union Street;  
(From said corner S03°37'49"W 2.00 feet; thence S86°09'17"E 2.00 feet bears a Mag Nail set in the concrete sidewalk for reference.)

- 1.) Thence N86°09'17"W 72.67 feet along the south line of Inlot 41 to a point;  
(From said corner S03°37'49"W 2.00 feet bears a Mag Nail set in the concrete sidewalk for reference.)
- 2.) Thence N03°37'49"E 33.50 feet along a common boundary to P.M. Management 512-2375 and Best of Court 256-1587 to a point;
- 3.) Thence S86°09'17"E 72.67 feet along a common wall to P.M. Management 512-2375 and Cotton 241-656 to a point;  
(From said corner S86°09'17"E 2.00 feet bears a Mag Nail set in the concrete sidewalk for reference.)
- 4.) Thence S03°37'49"W 33.50 feet along the east line of Inlot 41 to the point of beginning containing a total of 0.056 acres


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

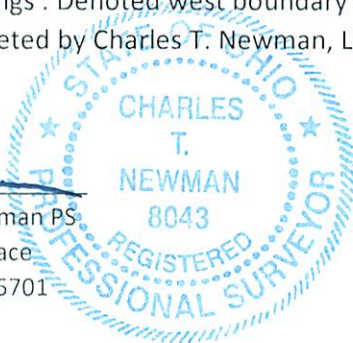
Subject to all easements, rights-of-way, and covenants and agreements of record.

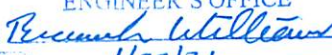
All Mag Nails are 1 ½ " x ¼ " set in drilled holes in the concrete sidewalk.

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

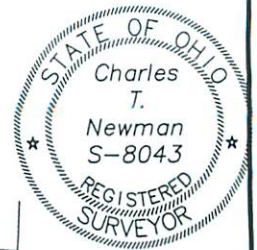
JAN 25 2021

Jill Thompson  
Athens County Auditor

Professional Surveyor

Plat of Survey of 0.056 Acres and 0.054 Acres  
Situate 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

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'

Platted 2.00' Offset Line Measured between Monuments 333.91'  
Basis of Bearings N 85°55'28" W  
S 85°55'28" E 330.00' Basis of Bearings

South Congress Street

P-23

38

37

South Court Street

PM Management  
478-739  
**0.054 ACRES**  
Peter-Lane Bldg

Right-of-Way  
McInturf  
350-781

39

Ohio University  
535-1266  
Buckley Survey 2017

40

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: *Brian J. Williams*

DATE: 1/22/21

GRAPHIC SCALE West Union Street



( IN FEET )  
1 inch = 60 ft.