

Description of 0.119 Acres

Description of a tract of land situate the Ohio Company Purchase Town 9, Range 14, Section 4, Farm Lot 26, City of Athens, Ohio.  
Being all the lands deeded to Michael A. Held and Jessica A. Held,  
Official Record Book 450, pages 865-866, 1<sup>st</sup> Tract and 2<sup>nd</sup> Tract,  
Auditor Parcels A028340007200 and A028340007300, and being more fully described as follows:

Commencing at a two-inch diameter pipe found at the Northwest corner of Lot Number 3374 of the Eden Place 1<sup>st</sup> Addition to the City of Athens;  
Thence S86°00'00"E 105.00 feet along the north boundary of said Lot to a two-inch diameter pipe found;  
Thence S86°00'00"E 105.00 feet to a point on the west right-of-way of Townsend Place;  
Thence N04°00'00"E 218.00 feet to an iron pin set at the point of beginning of the tract herein described, passing an iron pin found at 54.08 feet;

- 1.) Thence N86°00'00"W 91.00 feet along a common boundary to Held 450-865 and Shank 224-835 to an iron pin set;
- 2.) Thence N04°00'00"E 57.00 feet along said common boundary to an iron pin set;
- 3.) Thence S86°00'00"E 91.00 feet along the south right-of-way of Dalton Avenue to an iron pin set;
- 4.) Thence S04°00'00"W 57.00 feet along the west right-of-way of Townsend Place to the point of beginning containing a total of 0.119 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"

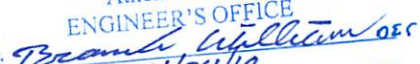
Basis of bearings was an assumed bearing of the north boundary of Lot 3374 as S86°00'00"E.

The above boundary description was based on an actual field survey and completed by

Charles T. Newman Professional Surveyor Registration Number 8043 on April 23, 2018.

  
Charles T. Newman  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701  
April 23, 2018



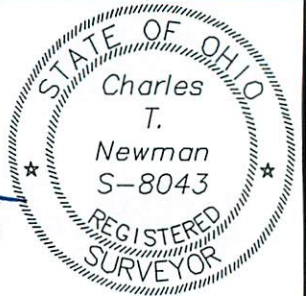
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:  o.e.c.  
DATE: 4/24/18

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

APR 30 2018

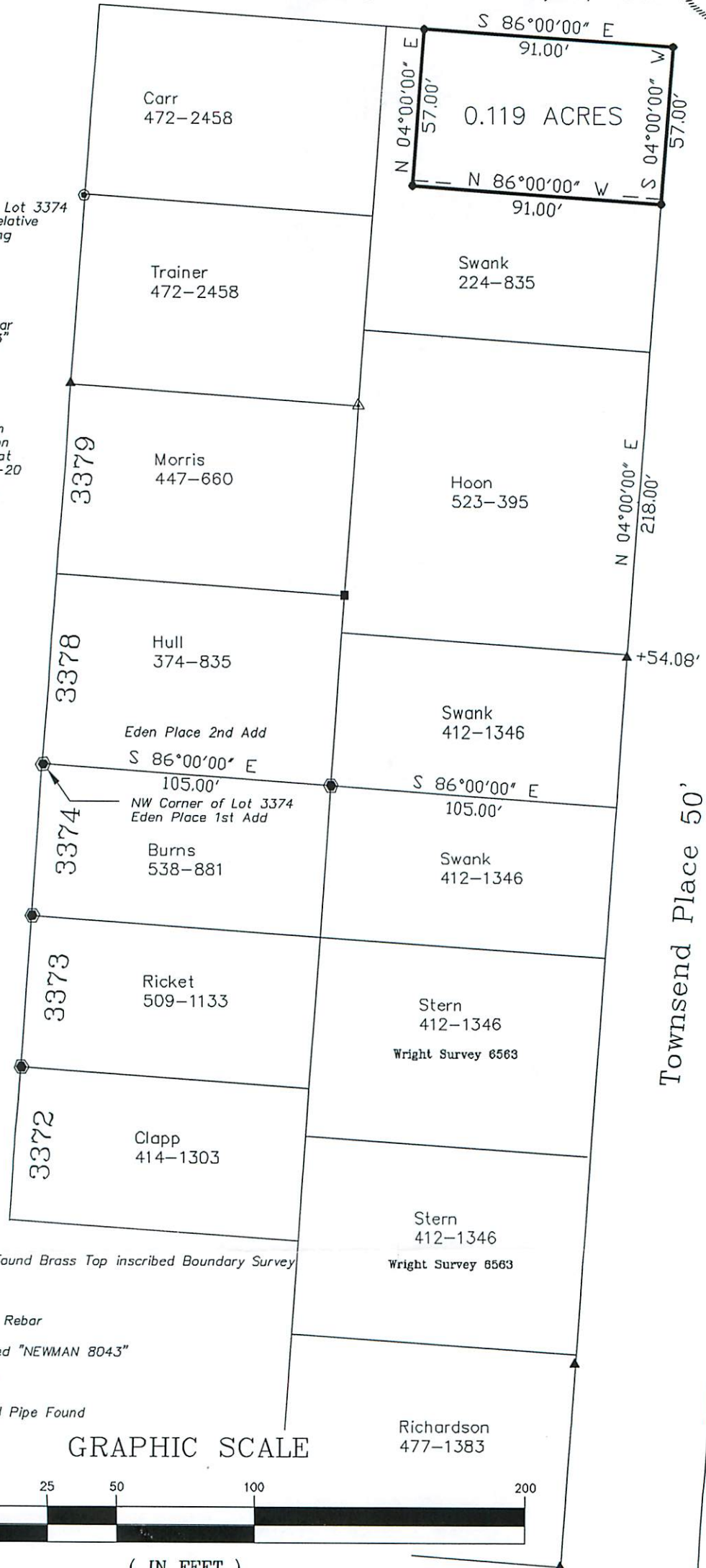
Jill Thompson  
Athens County Auditor

Plat of Survey of 0.119 Acres  
Sitate Ohio Company Purchase Town 9, Range 14, Section 4,  
Farm Lot 26, City of Athens, Ohio.  
Being all the lands deeded to Michael A. Held and Jessica A. Held,  
Official Record Book 450, pages 865-866, 1st Tract and 2nd Tract.



*Charles T. Newman*  
Charles T. Newman  
Surveyed April 2018

Dalton Avenue 40'



Basis of all Bearings  
Denoted North Line of Lot 3374  
and all angles being relative  
to this assumed bearing

Iron pins set are  
30 inch length #5 Rebar  
Capped "NEWMAN 8043"

Documents of Record:  
Eden Place 1st Addition  
Eden Place 2nd Addition  
Deeds as on Survey Plat  
EMHT Job File A01555-20  
Wright Survey S-6535  
Auditor Tax Plat H-37

- ▲ Triangle Iron Pin Found Brass Top inscribed Boundary Survey
- ▲ 3/4" Pipe Found
- Iron Pin Found #5 Rebar
- Iron Pin Set capped "NEWMAN 8043"
- 1" Iron Bar Found
- 2" Diameter Rimed Pipe Found

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *William Ross*  
DATE: 4/24/18