

0.145 Acres

Description of an existing parcel of land situate Ohio Company Purchase, Town 11, Range 14, Fraction 2, Section 9, Trimble Township, Athens County, Glouster, Ohio.

Deeded to Jan Browning, Official Record Book 224, pages 212-213.

A Survey of existing Parcel M04014002000, and being more fully described as follows:

Commencing at a number 5 rebar found at the southeast corner of Lot 715 of the JR Allen's Addition to the Village of Sedalia (Glouster);

Thence S45°48'18"E 100.43 feet along Town Street to an iron pin set at the point of beginning of the parcel herein described;

1.) Thence N32°22'09"E 176.00 feet along a common boundary to Doak 537-883 to an iron pin set at the base of a 4-inch diameter steel post;

2.) Thence S47°12'50"E 53.00 feet along a common boundary to Fultz 419-1985 to an iron pin set;

3.) Thence S23°20'19"W 80.91 feet along a common boundary to Downs 39-142 to an iron pin set;

4.) Thence N61°49'05"W 49.96 feet along a common boundary to Graf 479-1001 and Beha 406-1286 to an iron pin found capped Evans, passing an iron pin found badly bent capped Evans at 15.46 feet;

5.) Thence S32°22'09"W 86.00 feet along a common boundary to Beha 406-1286 to an iron pin found capped Evans;

6.) Thence N45°48'18"W 15.33 feet along Town Street to the point of beginning containing a total of 0.145 acres.


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

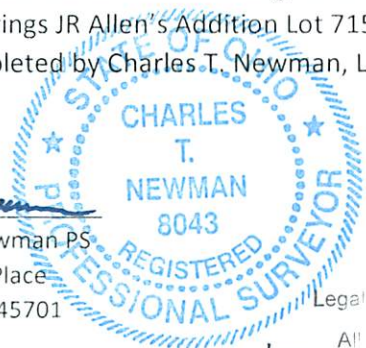
Subject to all easements, rights-of-way, and covenants and agreements of record.

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


Basis of bearings JR Allen's Addition Lot 715 the denoted west boundary and Town Street.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 31, 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: 4/5/21

APR 06 2021

Jill Thompson
Athens County Auditor

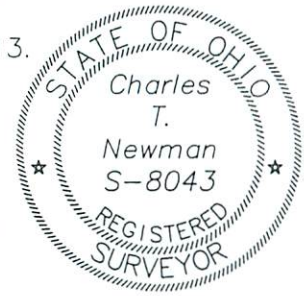
C. TIM NEWMAN

Professional Surveyor

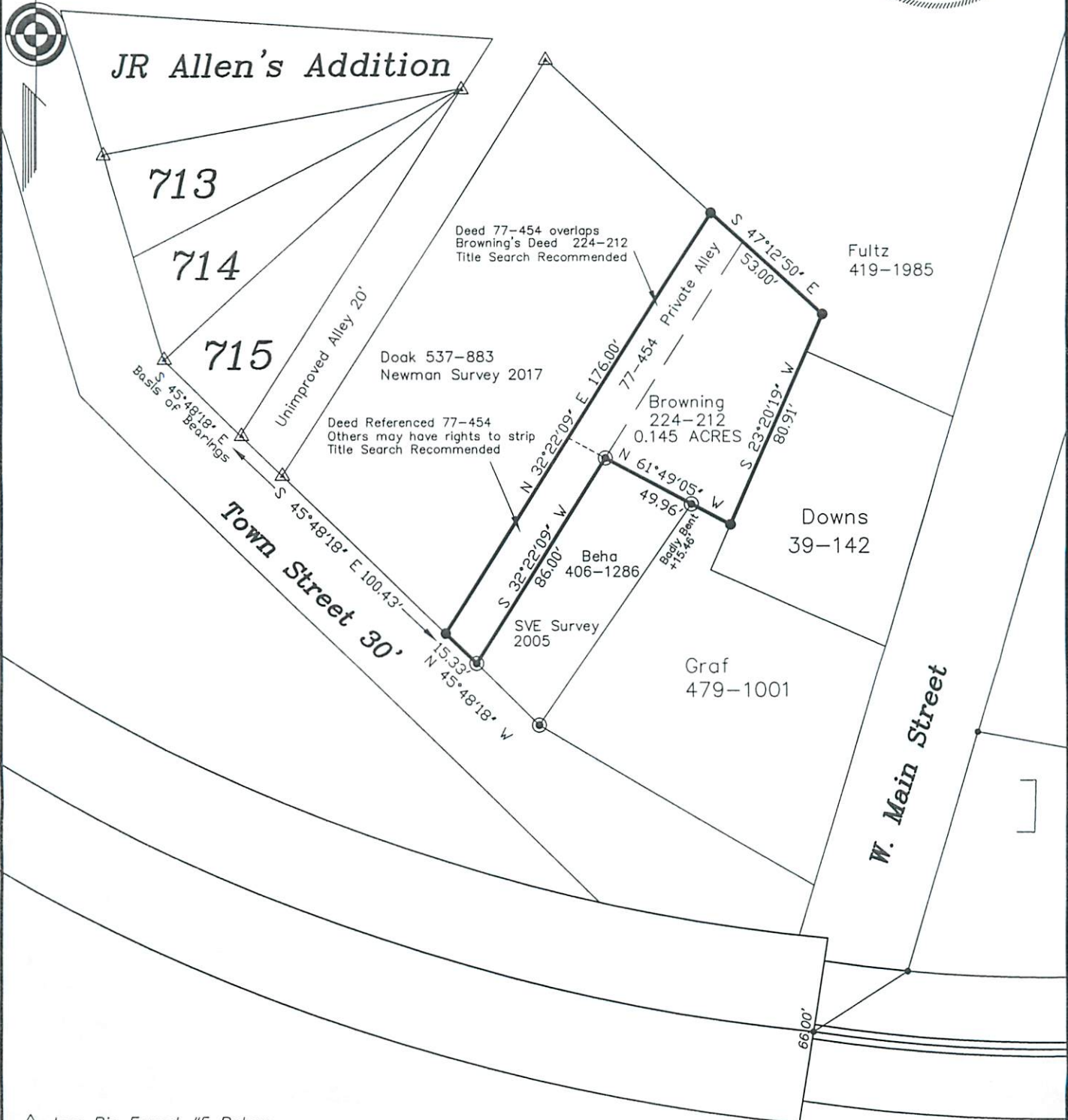
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 0.145 Acres of an existing Parcel
Situat Ohio Company Purchase Town 11, Range 14, Fraction 2,
Section 9, Trimble Township, Athens County, Glouster, Ohio.
Being deeded to Jan Browning, Official Book 224, pages 212-213.
Parcel M040140012000



Charles T. Newman
Charles T. Newman
Surveyed March 31, 2021



- △ Iron Pin Found #5 Rebar
- ▲ Iron Pin Found #4 Rebar
- ⊙ Iron Pin Found capped EVANS
- Iron Pin Set capped NEWMAN

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perkins Utillier*
DATE: 4/5/21

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.