

0.781 ACRES

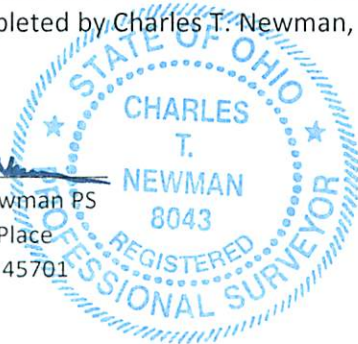
Description of a tract of land situate Ohio Company Purchase, Town 9, Range 14, Section 24, Farm Lot 113, Athens Township, Athens County, Ohio.
Being a part of a parcel deeded to David F. Scragg and Carrie S. Scragg, Official Record Book 563, pages 1708-1709, Parent Parcel A040240702800, and being more fully described as follows:

Commencing at a one-inch diameter steel found at the southeast corner of Lot 717 of McGraner's Addition to Verity;
Thence S89°44'07"E 50.00 feet to a one-inch diameter steel found at the point of beginning of the tract herein described;

- 1.) Thence N00°16'37"E 90.00 feet along the east right-of-way of Cross Street to an iron pin set;
- 2.) Thence S89°42'02"E 362.42 feet over the lands of the parent parcel of Scragg 563-1708 to an iron pin set;
- 3.) Thence S19°00'03"E 95.36 feet along the west boundary of an alley to an iron pin set;
- 4.) Thence N89°42'02"W 393.90 feet, passing an iron pin set at 193.90 feet along a common boundary to Adams 465-1466 to the point of beginning containing a total of 0.781 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 : Denoted east right-of-way of Cross Street.
A True Meridian has NOT been determined.
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on April 15, 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

APR 21 2021

Jill Thompson
Athens County Auditor

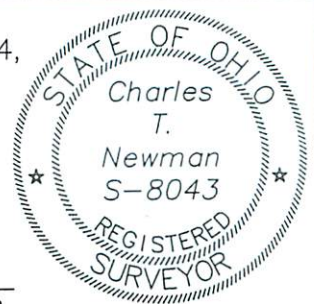
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/21/21

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

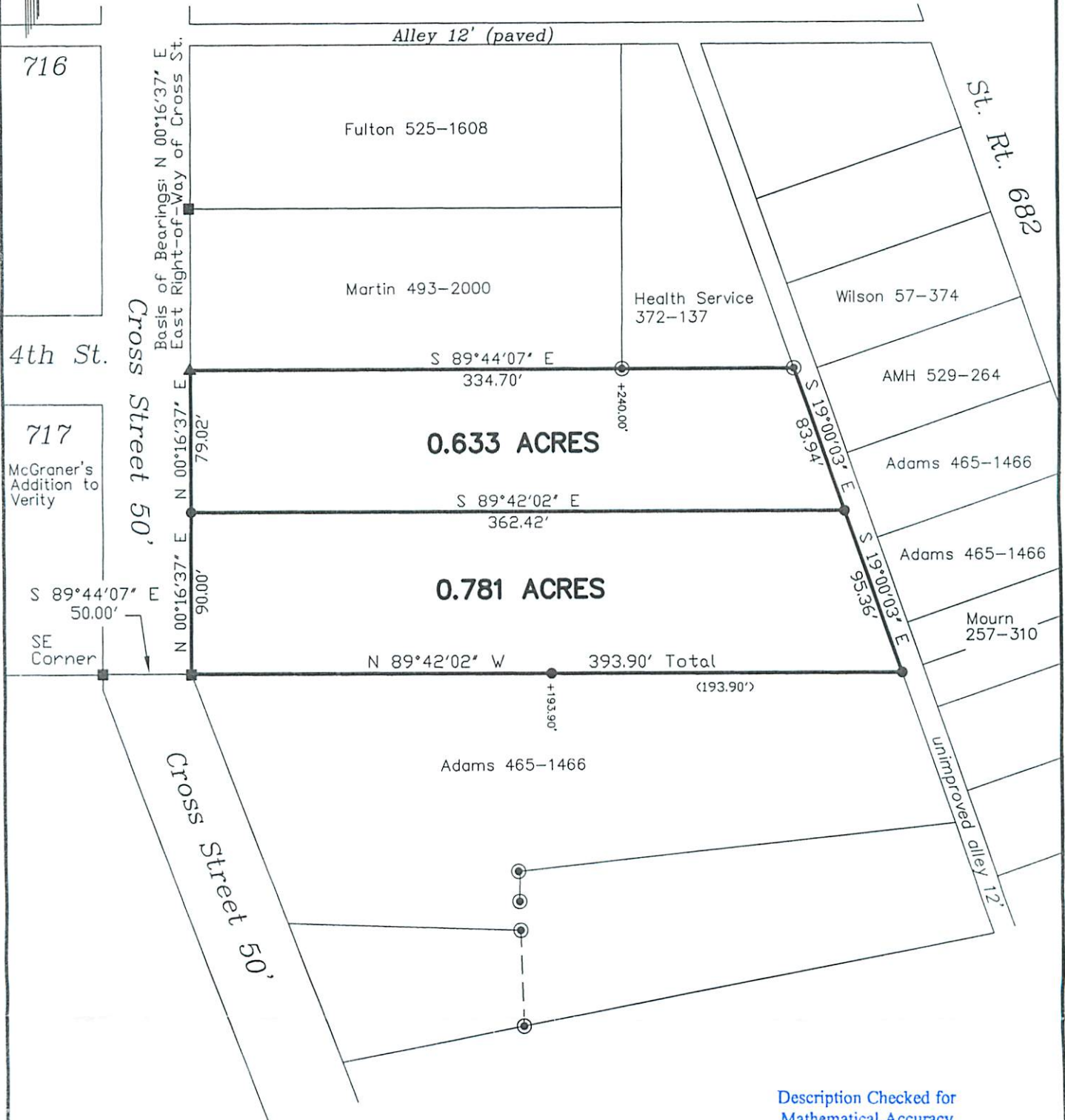
Plat of Survey of 0.781 Acres and 0.633 Acres.
Situating Ohio Company Purchase, Town 9, Range 14, Section 24,
Farm Lot 113, Athens Township, Athens County, Ohio.
Being deeded to: David F. Scragg and Carrie S. Scragg,
Official Record 563, pages 1708-1709.
Auditor Parcel: A040240702800
Known as 21 Cross Street, The Plains, Ohio.



Charles T. Newman
Charles T. Newman
Surveyed April 15, 2021

- ▲ Iron Pipe Found 1" OD
- Iron Pin Found #5 Rebar
- Iron Pin Set capped 8043
-

A True Meridian has NOT been determined



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bruce A. Wilton*
DATE: 4/21/21

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.