

# RUNSER & KERBER SUBDIVISION

## Situate

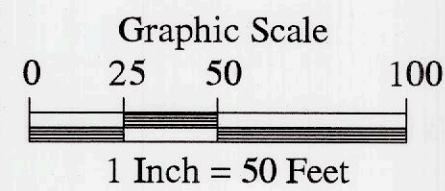
Township of Ames, County of Athens, State of Ohio, being part of Fractions 32 & 33 in Section 27, Township 6N, Range 13W, being all of a 2.25 Acre parcel, part of a 5.290 Acre parcel, and part of 10.439 Acre parcel conveyed to Karl W. Runser & Mary D. Kerber, as recorded in O.R. Book 441, Page 1450, in the Athens County Deed Records.

### ACREAGE BREAKDOWN

0.575 Acres from P.P.N. C01-00100499-00  
 0.382 Acres from P.P.N. C01-00100492-00  
 2.145 Acres from P.P.N. C01-00100500-00 (2.25 Acres per Deed)  
 3.102 Acres Total

### LINE TABLE

No.	Bearing	Distance
L1	N 73°23'56" E	71.27'
L2	S 89°55'14" E	118.90'
L3	N 69°27'34" E	57.93'
L4	N 39°39'52" E	40.03'
L5	N 25°51'27" E	75.23'
L6	N 44°12'38" E	52.49'
L7	N 30°26'50" E	42.30'
L8	N 07°40'30" E	18.28'



### LEGEND

- ▲ - 3/4" o.d. Iron Pipe Found
- △ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England # S-7452"

### Related Documents:

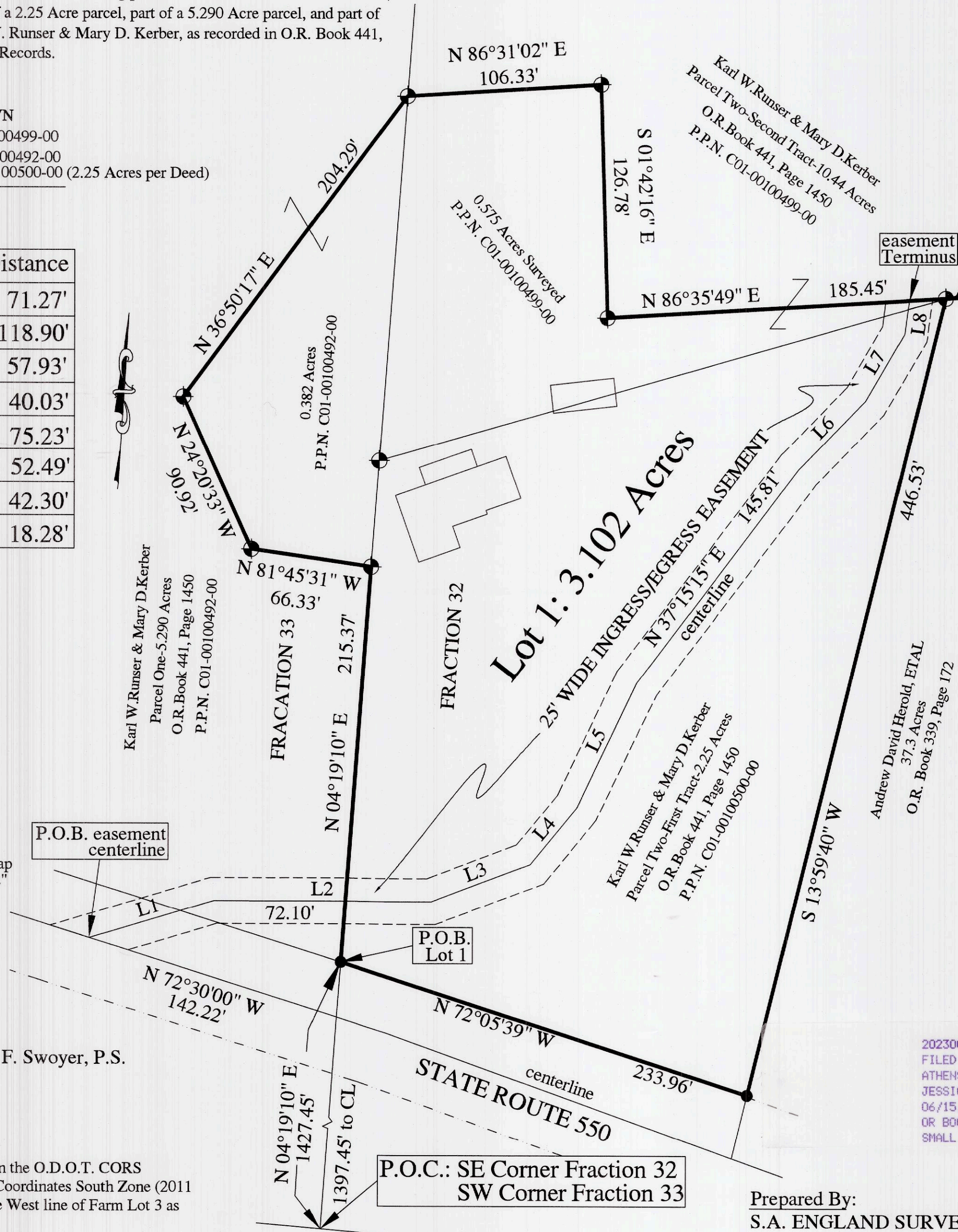
- 1) Deeds as shown
- 2) 1984 Survey by Leonard F. Swoyer, P.S.

### BASIS OF BEARINGS:

The bearings of this plat are based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone (2011 NAD83), with reference being to the West line of Farm Lot 3 as being N 03°54'03" E.

### Prepared For:

Karl W. Runser & Mary D. Kerber  
 13500 State Route 550  
 Athens, Ohio 45701



### DEDICATION:

Know all men by these presents that Karl W. Runser & Mary D. Kerber, the undersigned owners of the land shown on this plat, do hereby accept this plat and acknowledge the making of the same to be our free act and deed and do hereby dedicate to public use as such the easements shown hereon to public use forever.

In witness whereof we hereunto set out hands this 19th day of May, 2023.

*Hans Loublis*  
 witness

*Elly J. Williams*  
 witness

*Hans Loublis*  
 witness

*Elly J. Williams*  
 witness

*Karl W. Runser*  
 Karl W. Runser

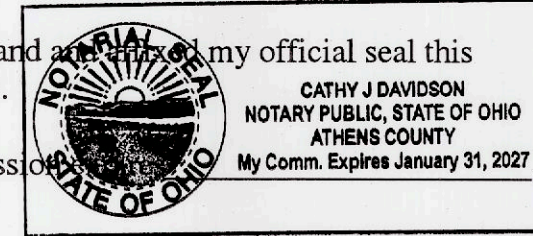
*Mary D. Kerber*  
 Mary D. Kerber

STATE OF OHIO  
 COUNTY OF ATHENS

Before me a Notary Public in and for said County and State, personally appeared the above signed Karl W. Runser & Mary D. Kerber, who acknowledges that they did sign the foregoing instrument to be of their voluntary act and deed for the uses and purposes herein expressed.

In Witness thereof, I have hereunto set my hand and seal of my official seal this 19th day of May, 2023.

*Cathy J. Davidson*  
 Notary Public



### APPROVALS

Approved by the Athens County Planning Commission at a meeting held on the 8th day of June, 2023.

Approved this 8th day of June, 2023.

*Wann J. Jervis*  
 Athens County Planning Commission

Approved this 14th day of JUNE, 2023.

*[Signature]*  
 Athens County Health Department

Approved this 6th day of JUNE, 2023.

*[Signature]*  
 Athens County Engineer

Approved this 14 day of JUNE, 2023.

*[Signature]*  
 Athens County Auditor

202300002502  
 FILED FOR RECORD IN  
 ATHENS COUNTY, OHIO  
 JESSICA MARKINS, RECORDER  
 06/15/2023 09:19:48 AM  
 OR BOOK: 606 PAGE: 433  
 SMALL PLAT 43.20 PG: 1

Envelope: 581B



### CERTIFICATE OF ACCURACY

All dimensions are shown in feet and decimal parts thereof, I do hereby certify that I have fully complied with the requirements of the subdivision regulations and the subdivision laws of the County of Athens and State of Ohio governing surveying and mapping of the land, and that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it, and that this plat represents a survey made by me and that all monuments indicated actually exist and their location, and material are correctly shown.

Dated 5/17/23

*[Signature]*  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #S-7452

### Prepared By:

S.A. ENGLAND SURVEYING  
 Professional Land Surveying  
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