

DESCRIPTION OF A 0.464 ACRE TRACT

to be continuous and contiguous with H010010024600, Goodin (286-292 O.R.)

Situated in Outlot 58 of the Village of Albany (Env. 78D), Section 3, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010024400 as described in Volume 550, Page 2215 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of Section 3, thence N 57° 20' 31" E, 1662.79 feet to a point in a drainage ditch and also being the **Point of Beginning** for the tract of land herein described:

Thence along said drainage ditch and a new line created by this survey,
S 85° 14' 56" W, 341.25 feet to a point on the edge of State Route 681, passing a notch carved on top of a culvert at 329.73 feet;
Thence along the West line of Outlot 58 (Grantor's West line),
N 08° 43' 50" W, 118.73 feet to a point;
Thence along the North line of Outlot 58 (Grantor's North line),
S 76° 01' 46" E, 369.01 feet to the Point of Beginning and **containing 0.464 acres**, to be continuous and contiguous with H010010024600, Goodin (286-292 O.R.).

Subject to all easements and rights of way of record.
Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"
Bearing: Grid North – N.A.D. 83 – Ohio South Zone
The above description is based on a field survey completed December, 2021 by
Jeb Branner, P.S. 8816

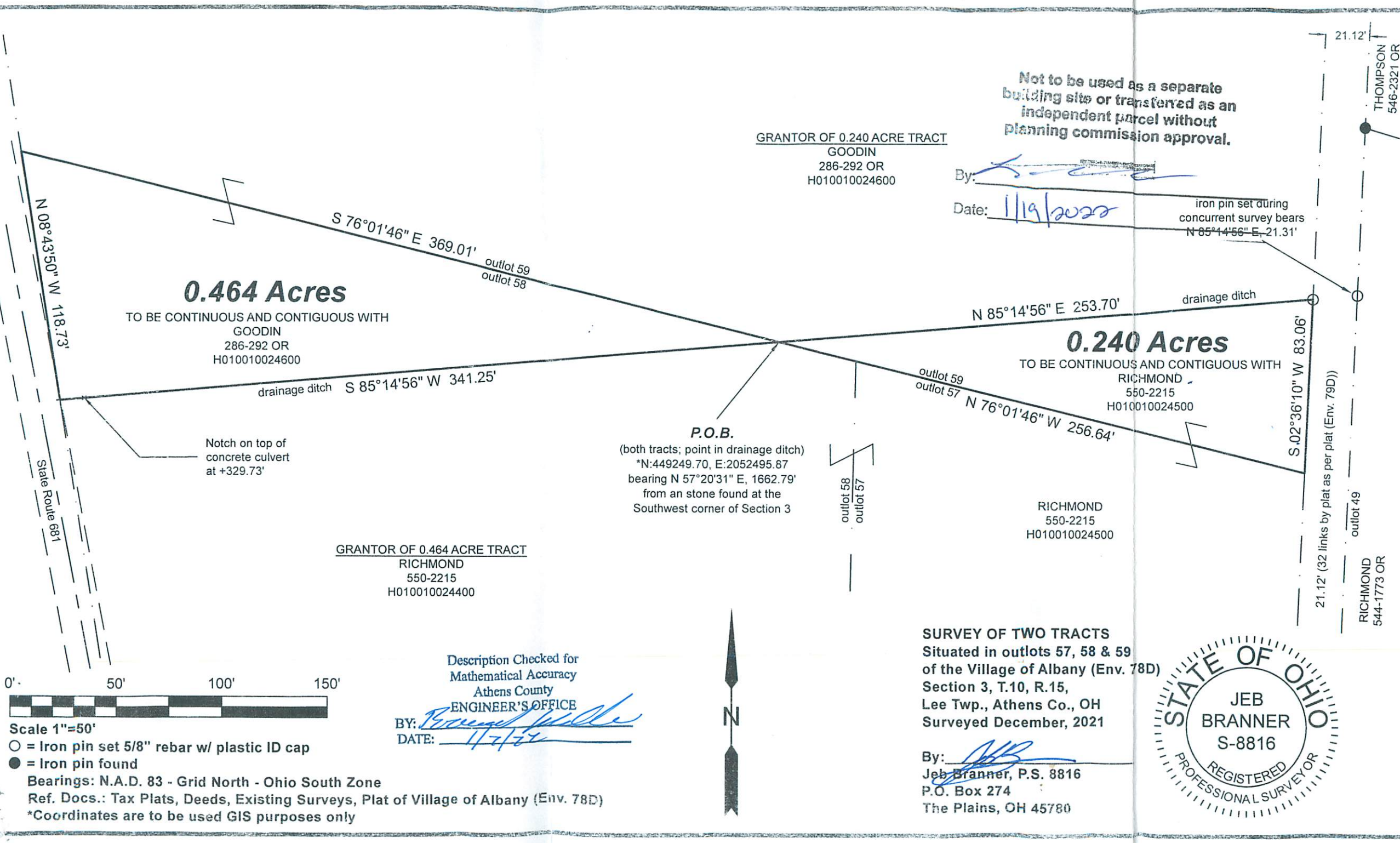


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert White*
DATE: 1/7/22

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

JAN 07 2022

Jill Thompson
Athens County Auditor



0.464 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
 GOODIN
 286-292 OR
 H010010024600

GRANTOR OF 0.240 ACRE TRACT
 GOODIN
 286-292 OR
 H010010024600

By: *[Signature]*

Date: *11/19/2022*

Not to be used as a separate
 building site or transferred as an
 independent parcel without
 planning commission approval.

iron pin set during
 concurrent survey bears
 N 85°14'56" E, 21.31'

0.240 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
 RICHMOND
 550-2215
 H010010024500

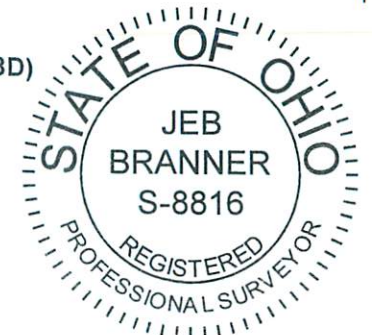
GRANTOR OF 0.464 ACRE TRACT
 RICHMOND
 550-2215
 H010010024400

P.O.B.
 (both tracts; point in drainage ditch)
 *N:449249.70, E:2052495.87
 bearing N 57°20'31" E, 1662.79'
 from an stone found at the
 Southwest corner of Section 3

RICHMOND
 550-2215
 H010010024500

SURVEY OF TWO TRACTS
 Situated in outlots 57, 58 & 59
 of the Village of Albany (Env. 78D)
 Section 3, T.10, R.15,
 Lee Twp., Athens Co., OH
 Surveyed December, 2021

By: *[Signature]*
 Jeb Branner, P.S. 8816
 P.O. Box 274
 The Plains, OH 45780



0' 50' 100' 150'



Scale 1"=50'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys, Plat of Village of Albany (Env. 78D)

*Coordinates are to be used GIS purposes only

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: *11/21/22*



THOMPSON
 546-2321 OR

RICHMOND
 544-1773 OR

21.12' (32 links by plat as per plat (Env. 79D))

outlot 49

S 02°36'10" W 83.06'

N 85°14'56" E 253.70'

outlot 59
 outlot 57
 N 76°01'46" W 256.64'

outlot 58
 outlot 57

S 76°01'46" E 369.01'
 outlot 59
 outlot 58

N 08°43'50" W 118.73'

State Route 681

Notch on top of
 concrete culvert
 at +329.73'

drainage ditch S 85°14'56" W 341.25'