

DESCRIPTION OF A 0.714 ACRE TRACT

to be continuous and contiguous with H010010052100, Thompson (546-2321 O.R.)

Situated in Outlot 49 of the Village of Albany (Env. 78D), Section 3, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010052000 as described in Volume 544, Page 1773 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 61° 12' 20" E, 1910.15 feet to an iron pin set in a drainage ditch and also being the **Point of Beginning** for the tract of land herein described:

Thence along the West line of Outlot 49 (Grantor's West line),
N 02° 35' 55" E, 79.20 feet to an iron pin found;
Thence along the South line of Thompson (546-2321 O.R.),
S 73° 20' 50" E, 1038.20 feet to an iron pin found;
Thence along the right of way for County Road 12 (Washington Street) (50' assumed),
S 40° 26' 20" W, 38.16 feet to a point in a drainage ditch with a notch in a concrete culvert bearing S 49° 33' 40" E, 1.74 feet;
Thence along said drainage ditch and new lines created by this survey the following three courses:

- (1) N 49° 33' 40" W, 30.29 feet to a point;
- (2) N 73° 24' 45" W, 726.89 feet to a point;
- (3) N 85° 25' 58" W, 254.61 feet to the Point of Beginning and containing 0.714 acres, to be continuous and contiguous with H010010052100, Thompson (546-2321 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: Brian Miller
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



21.12' (32 links by plat)
strip of land between lots

N 02°35'55" E
79.20'

iron pin set during
concurrent survey bears
S 85°14'56" W, 21.31'

drainage ditch
N 85°25'58" W 254.61'

P.O.B.
*N:449272.48, E:2052769.93
bearing N 61°12'20" E, 1910.15'
from a stone found at the Southwest
corner of Section 3

THOMPSON
546-2321 OR
H010010052100

S 73°20'50" E 1038.20'

0.714 Acres
TO BE CONTINUOUS AND CONTIGUOUS WITH
THOMPSON
546-2321 OR
H010010052100

drainage ditch
N 73°24'45" W 726.89'

S 40°26'20" W
38.16'

50' RW (assumed)
County Road 12
Washington Road

N 49°33'40" W
30.29'

notch in concrete
on culvert bears
S 49°33'40" E, 1.74'

GRANTOR
RICHMOND
544-1773 OR
H010010052000

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 11/7/21

0' 100' 200' 300'



Scale 1"=100'

- = 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

*Coordinates are to be used GIS purposes only



SURVEY OF A 0.714 ACRE TRACT
Situated in 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