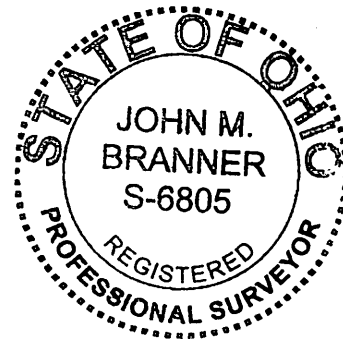


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 31 2022

Jill Thompson
Athens County Auditor



**DESCRIPTION OF A 0.94 ACRE TRACT
(TRANSFER BETWEEN ADJOINING OWNERS)**

Situated in Section 19. T.6, R.13 Ames Township, Athens County, Ohio and being a part of a 7.166 acre tract as recorded in Volume 589, Page 1944 of the Official Records of Athens County and being more particularly described as follows:

Beginning at the South-west corner of the aforementioned 7.166 acre tract (an iron pin was found dislodged from south bank of creek due to erosion), said point of beginning bears North 84 degrees 39 minutes 14 seconds East, 1863.53 feet from a stone found at the South-west corner of Section 19.

Thence, along the West-line of Ammarell (589-1944 O.R.) and the East-line of Ballew (~~410-463 O.R.~~) *410-1263 C.R. Qm 11-01-22*
N 16° 54' 24" E, 548.04 feet to a point in Pete Smith Road;

Thence, along said road:

S 51° 02' 52" E, 32.36 feet to a point;

S 83° 23' 52" E, 86.28 feet to a mag nail set;

Thence, along new lines created by this survey:

S 6° 08' 23" W, 50.05 feet to an iron pin set;

S 20° 01' 37" W, 98.21 feet to an iron pin set;

S 33° 18' 04" W, 421.22 feet (passing iron pins set at 109.6 feet, 233.6 feet and 358.5 feet) to the point of beginning and containing 0.94 acres.

The above described tract is to be held continuous and contiguous with the Ballew tract to the west.

Subject to an ingress and egress easement as shown on the attached plat.

Subject to all easements and rights of way of record

Iron pins set are 5/8: x30" long rebar with plastic I.D. Cap stamped "Branner P.S. 6805"

Bearing: Grid North, Ohio South Zone N.A.D 83 (2011).

The above description is based on a field survey completed October 2022 by

John M. Branner P.S. 6805.

A handwritten signature in black ink, appearing to read "John M. Branner".

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 10/31/22

CENTER-LINE DESCRIPTION OF AN EASEMENT FOR INGRESS AND EGRESS

Situated in Section 19, T.9, R.13 Ames Township, Athens County, Ohio and running along an existing gravel drive from Pete Smith Road through the Gene Ammarell Tract (589-1944 O.R.) including a 0.94 acre tract to be conveyed to Ballew and the existing Ballew Tract (410-1263 O.R.) to the East-line of the Danny Yahini Tract (404-1047 O.R.) and being more particularly described as follows:

Commencing at the South-west corner of the aforementioned 7.166 acre tract (an iron pin was found dislodged from south bank of creek due to erosion), said point of beginning bears North 84 degrees 39 minutes 14 seconds East, 1863.53 feet from a stone found at the South-west corner of Section 19.

Thence, along the West-line of Ammarell (589-1944 O.R.) and the East-line of Ballew (410-463 O.R.):

N 16° 54' 24" E, 548.04 feet to a point in Pete Smith Road;

Thence, along said road:

S 51° 02' 52" E, 32.36 feet to a point;

S 83° 23' 52" E, 86.28 feet to a mag nail set being the North-east corner of a newly created 0.94 acre tract;

Thence, continuing along said road, S 83° 23' 52" E, 7.98 feet to the point of beginning for the center-line of the easement for ingress and egress.

Thence, leaving Pete Smith Road and along an existing gravel drive:

S 0° 51' 32" E, 44.47 feet;

S 17° 44' 32" W, 54.02 feet;

S 41° 52' 26" W, 47.66 feet;

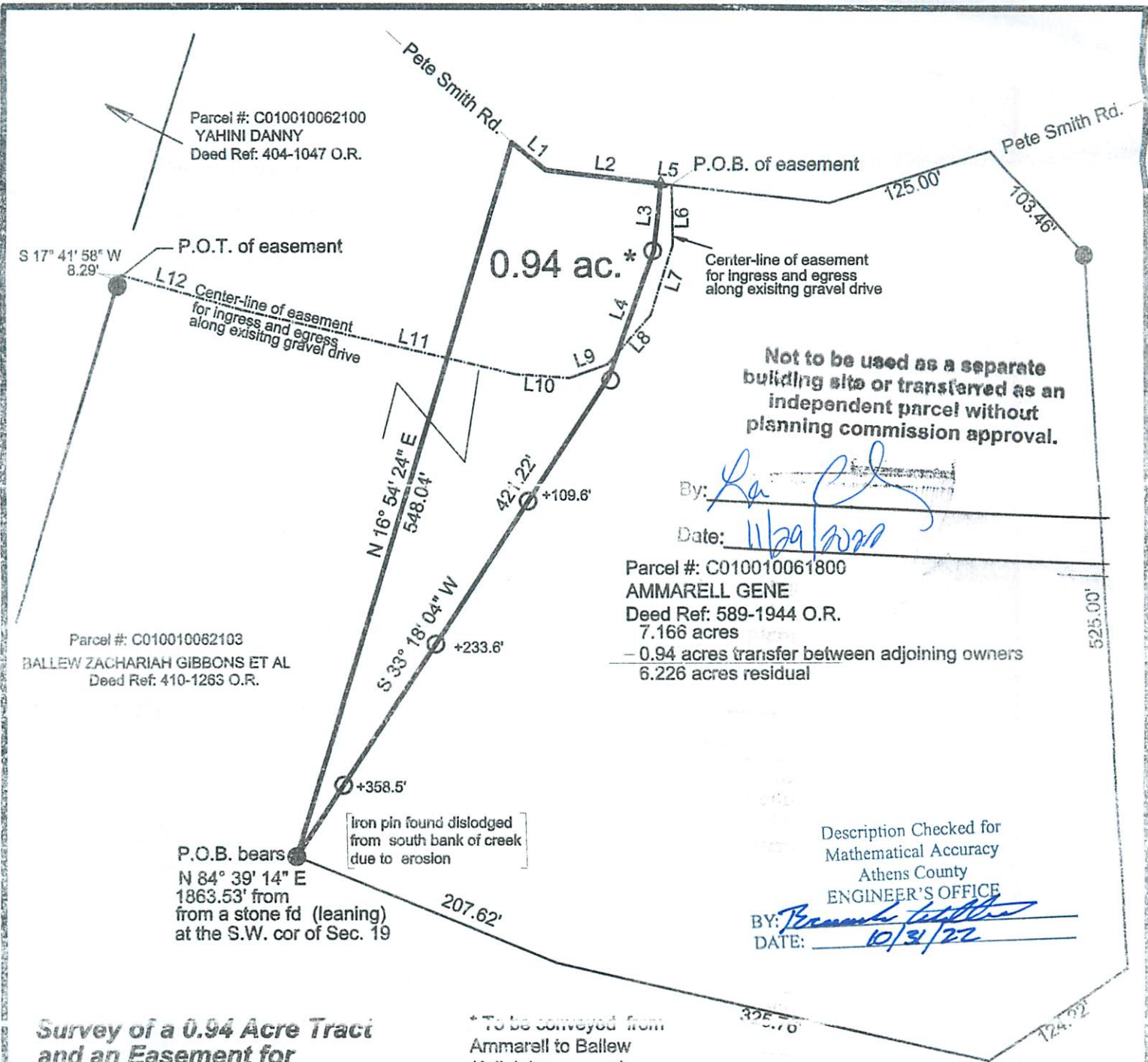
S 70° 24' 39" W, 30.05 feet;

N 86° 07' 30" W, 40.20 feet;

N 76° 54' 56" W, 208.13 feet;

N 74° 05' 29" W, 93.04 feet to a point of termination at the East-line of Danny Yahini (404-1047 O.R.) where an iron pin found bears South 17 degrees 41 minutes 58 seconds West, 8.29 feet

Note: This easement supersedes and extinguishes all previous easements for ingress and egress from Pete Smith Road to the Danny Yahini Tract.



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

By: *[Signature]*
 Date: 11/29/2022

Parcel #: C010010061800
 AMMARELL GENE
 Deed Ref: 589-1944 O.R.
 7.166 acres
 - 0.94 acres transfer between adjoining owners
 6.226 acres residual

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 10/31/22

**Survey of a 0.94 Acre Tract
 and an Easement for
 Ingress and Egress
 in Section 19, T.6, R.13
 Ames Township, Athens Co., Oh.
 Surveyed October 2022**

* To be conveyed from
 Ammarell to Ballew
 (Adjoining owners)
 and to be held
 continuous and contiguous
 to existing Ballew Tract

[Signature]
 John M. Branner P.S. 6805
 12500 N. Peach Ridge Rd.
 Athens, Oh. 45701
 740-541-0350



Scale 1 inch = 100 feet
 ● = iron pin found
 ○ = iron pin set 5/8"x30" rebarw plastic i.d. cap stamped Branner P.S. 6805
 △ = mag nail set
 Bearings based on Grid North N.A.D. 83 (2011) South Zone
 Ref. Docs.: Tax Plat, Deeds, Prior surveys

Line	Bearing	Distance
1	S 51° 02' 52" E	32.36'
2	S 83° 23' 52" E	86.25'
3	S 6° 08' 23" W	50.05'
4	S 20° 01' 37" W	98.21'
5	S 83° 23' 52" E	7.98'
6	S 0° 51' 32" E	44.47'
7	S 17° 44' 32" W	54.02'
8	S 41° 52' 26" W	47.66'
9	S 70° 24' 39" W	30.05'
10	N 86° 07' 30" W	40.20'
11	N 76° 54' 56" W	208.13'
12	N 74° 05' 29" W	93.04'