

DESCRIPTION OF A 1.59 ACRE TRACT (PARCEL A)

(Transfer between adjoining Owners)

Situated in Section 32, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a 41.06 acre tract of land as described in Volume 487, Page 404 of the Official Records of Athens County (P.I.D.# C010010071507) and being more particularly described as follows:

Commencing at an iron pin found at the South-east corner of a the above referenced 41.06 acre tract, said pin bears North 90 degrees West, 442 feet (deed) from the South-east corner of the North one-half of the South-east Quarter of Section 32;

Thence, along the lines of the above referenced tract

N 02° 35' 50" E, 545.54 feet to an iron pin found;

N 79° 06' 03" W, 506.06 feet to an iron pin found, passing an iron pin set at 265.62 feet;

N 88° 25' 53" W, 1360.54 feet to an iron pin found, passing an iron pin set at 779.76 feet;

N 25° 59' 25" E, 340.88 feet to an iron pin set at the the point of beginning for the tract of land herein described:

Thence, along new lines created by this survey:

N 54° 13' 44" W, 213.05 feet to an iron pin set;

N 22° 45' 51" E, 301.84 feet to a point in Dutch Creek Road, passing an iron pin set at 278.76 feet;

Thence, along Dutch Creek Road:

S 80° 27' 53" E, 180.89 feet to a point;

Thence, leaving said road and along the lines of Chambers (581-836 O.R.)

S 15° 07' 24" W, 283.57 feet to an iron pin found;

S 25° 59' 25" W, 110.31 feet to the point of beginning and containing 1.59 acres.

The above described tract is to be continuous and contiguous with the adjoining tract to the East (P.I.D.# C010010071503).

The attached plat is to be considered an integral part of this description.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed September, 2024 by


John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 9/30/24

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



SEP 30 2024

Jill Davidson
Athens County Auditor

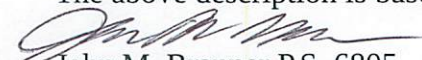
DESCRIPTION OF A 1.59 ACRE TRACT (PARCEL B)
(Transfer between adjoining Owners)

Situated in Section 32, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 581, Page 836 of the Official Records of Athens County (P.I.D.# C010010071503) and being more particularly described as follows:

Commencing at an iron pin found at the South-east corner of a 41.06 acre tract of land as described in Volume 487, Page 404 of the Official Records of Athens County (P.I.D.# C010010071507 said pin bears North 90 degrees West, 442 feet (deed) from the South-east corner of the North one-half of the South-east Quarter of Section 32;
Thence, along the lines of the above referenced tract
N 02° 35' 50" E, 545.54 feet to an iron pin found;
N 79° 06' 03" W, 265.62 feet to an iron pin set and being the point of beginning for the tract of land herein described:

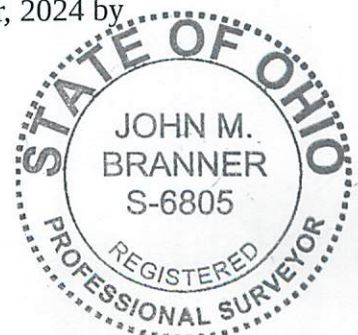
Thence, continuing along the lines of the above referenced tract and also being the South-lines of Chambers (581-836 O.R.):
N 79° 06' 03" W, 240.44 feet to an iron pin found;
N 88° 25' 53" W, 779.76 feet to an iron pin set;
Thence, along new lines created by this survey
N 67° 01' 29" E, 208.07 feet to an iron pin set;
S 88° 07' 35" E, 607.62 feet to an iron pin set;
S 59° 24' 05" E, 251.77 feet to an iron pin set at the point of beginning and containing 1.59 acres. The above described tract is to be continuous and contiguous with the adjoining tract to the South (P.I.D.# C010010071507).
The attached plat is to be considered an integral part of this description.

Subject to all easements and rights of way of record.
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805
Bearing : Grid North- N.A.D. 83, Ohio South Zone
The above description is based on a field survey completed September, 2024 by


John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 9/30/24



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

SEP 30 2024

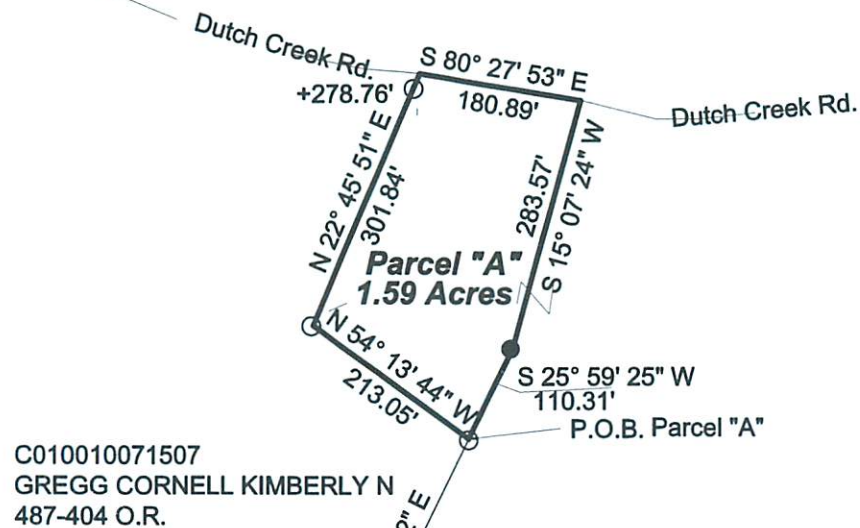
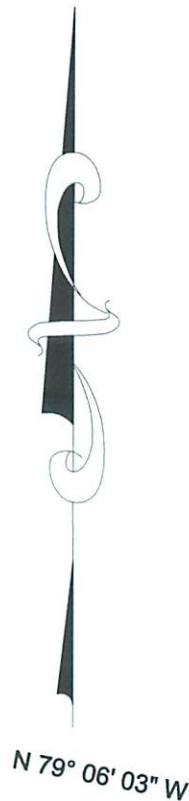
Jill Davidson
Athens County Auditor

SURVEY OF TWO 1.59 ACRE PARCELS

To be transferred between adjoining owners
 Parcel A to be transferred from Gregg-Cornell to Chambers
 Parcel B to be transferred from Chambers to Gregg-Cornell
 Parcel A to be held continuous and contiguous with P.I.D.#C010010071503
 Parcel B to be held continuous and contiguous with P.I.D.#C010010071507

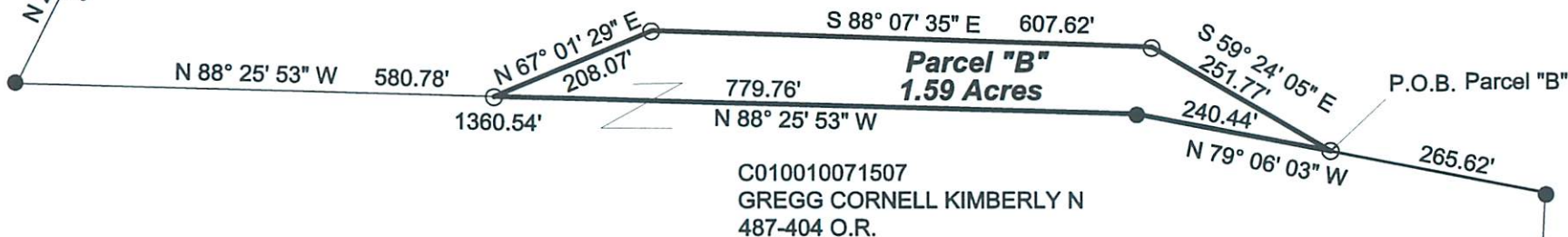
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Praveen Walker*
 DATE: 9/30/24



C010010071507
 GREGG CORNELL KIMBERLY N
 487-404 O.R.

C010010071503
 CHAMBERS ELISABETH ANN
 581-836 O.R.



C010010071507
 GREGG CORNELL KIMBERLY N
 487-404 O.R.



Scale 1"=200'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found unless otherwise noted
 □ = Stone found
 Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates are to be used for GIS purposes only



Situated in Section 32, T.6, R13.,
 Ames Twp., Athens Co., OH
 Surveyed Completed Sept., 2024

By: *John Branner*
 John Branner, P.S. 6805
 P.O. Box 274
 The Plains, OH 45780

N 2° 35' 50" E
 545.54'

West 442' (deed)

S.E. Cor of
 N 1/2 of S.E. 1/4
 of Sec. 32