

**Description of a 0.14 Acre Tract
(Transfer between adjoining owners)**

Situated in Section 4, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume ~~295~~³⁸, Page 1158 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a stone found on the Northern most corner of a 26.35 acre tract, (590-1663 O.R.), said stone calculated to bear North 30 degrees 06 minutes 14 seconds East, 3627.25 feet from the South-east corner of Fraction 4 (Sec. 10);

Thence, along the line of Hazen, (~~295~~³⁸-1158 O.R.)
S 55° 07' 16" W, 1809.30 feet to a point in State Route 329, said point being the point of beginning for the tract of land herein described:

Thence, along new lines created by this survey the following 2 courses:

N 16° 49' 12" E, 135.92 feet to a point in State Route 329;

Thence, leaving said road:

S 59° 27' 54 "E , 92.64 feet to an iron pin set, passing an iron pin set at 33.32 feet;

Thence, along the line of Hazen (~~295~~³⁸-1663 O.R.):

S 55° 07' 16" W, 145.21 feet to the point of beginning and containing **0.14 acres, said tract to be held continuous and contiguous with the Helmuth 26.35 acre tract (590-1663 O.R.) .**


Subject to all easements and rights of way of record.

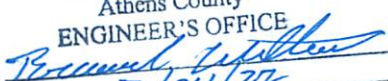
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped

Branner Surveying P.S. 6805

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

The above description is based on a field survey completed March ,2022.


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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/24/22



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

MAR 24 2022

Jill Thompson
Athens County Auditor




ID:C010010009700
HAZEN GLENN A & SUSAN M
Deed Reference:295-1158 O.R.

JB

P.O.C. bears N 30° 06' 14" E, 3627.25' (calc.)
from S.E. cor of Fr. 4 (Sec. (10))

CHADWELL BRENT A & JANA M CO-TRUSTEES
Deed Reference:493-1183 O.R.

**Survey of a 0.14 Acre Tract
Situated in Section 4, T.6, R.13,
Ames Twp., Athens Co., Ohio
Surveyed March 2022**

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

Line	Bearing	Distance
1	N 16° 49' 12" E	135.92'
2	S 59° 27' 54" E	92.64'
3	S 55° 07' 16" W	145.21'

S 55° 07' 16" W
1809.30'

S 2° 12' 21" W
1252.02'

26.35 Acres

Harlen Helmuth & Joanna Helmuth
590-1663 O.R.



Scale 1 inch = 200 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

■ = stone found

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

Ref. Docs.: Tax Plat, Deeds, Surveys

P.O.B.

0.14 Acres

To be continuous and
contiguous with
26.35 acre tract
(590-1663 O.R.)

N 22° 06' 06" E
416.57'

+33.32'

L1

L3

S.R. 329

+1042.93'

S 80° 39' 19" W
1087.00'

C010010009400
GINGERICH LUCAS D REBECCA B
Deed Reference:561-1555 O.R.

top of ledge

N 89° 13' 46" W
520.30'

N 86° 46' 09" W
206.10'
(deed & survey)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/24/22

