

## Description of a 0.304 Acre Tract ( Tract One)

Situated in the Village of Amesville in Section 3, T.6, R.13, Ames Township, Athens County, Ohio and being part of In-lot 46 and all of In-lot 47 of the Walter Gilligans Addition (132-A) to said Village and being more particularly described as follows:

Beginning at an iron pin set at the North-west corner of In-lot 47, said pin bears South 17 degrees 40 minutes 46 seconds East, 90.00 feet from a concrete monument found at the South-west corner of In-lot 49 of said Addition.

Thence, along the North-line of In-lot 47 and the South-line of In-lot 48 ( Wolfe 64-1860 O.R.) **North 72 degrees 20 minutes 20 seconds East, 125.00 feet to an iron pin set** at the North-east corner of In-lot 47;

Thence, along the West-line of a 14' alley:

**South 17 degrees 40 minutes 46 seconds East, 106.25 feet to an iron pin set;**

Thence, along a new line created by this survey through In-lot 46:

**South 72 degrees 20 minutes 20 seconds West, 125.00 feet to an iron pin set;**

Thence, along the East-line of Franklin Street

**North 17 degrees 40 minutes 46 seconds West, 106.25 feet to the point of beginning and containing 0.304 acres**, of which 0.132 acres are out of In-lot 46 (PID# C020020001100) and 0.172 acres are out of In-lot 47 (PID# C020020001000)

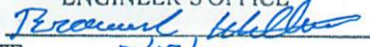
Subject to all easements and rights of way of record.

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

Bearings: NAD 83 Ohio South Zone

The above description is based on a field survey completed June 2023 by

  
John M. Branner P.S. 6805

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 7/13/23



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

JUL 13 2023

Jill Davidson  
Athens County Auditor

## Description of a 0.384 Acre Tract ( Tract Two)

Situated in the Village of Amesville in Section 3, T.6, R.13, Ames Township, Athens County, Ohio and being part of In-lot 46 and all of In-lots 44 and 45 of the Walter Gilligans Addition (132-A) to said Village and being more particularly described as follows:

Beginning at a mag nail set set at the South-west corner of In-lot 44, said mag nail bears North 17 degrees 40 minutes 46 seconds West, 15 feet from a mag nail found at the North-west corner of the "Academy Lot" of said Addition;

Thence, along the East-line of Franklin Street:  
**North 17 degrees 40 minutes 46 seconds West, 133.38 feet to an iron pin set;**

Thence, along a new line created by this survey through In-lot 46:  
**North 72 degrees 20 minutes 20 seconds East, 125.00 feet to an iron pin set;**

Thence, along the West-line of a 14' alley  
**South 17 degrees 40 minutes 46 seconds East, 133.38 feet to an iron pin set;**

Thence, along the South-line of In-lot 44 and the North-line of a 15' alley ( Philip Kasler St.)  
**South 72 degrees 20 minutes 20 seconds West, 125.00 feet to the point of beginning and containing 0.384 acres**, of which 0.040 acres are out of In-lot 46 (PID# C020020001100) and 0.172 acres are out of In-lot 44 (PID# C020020001300) and 0.172 acres are out of In-lot 45 (PID# C020020001200).

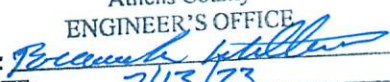
Subject to all easements and rights of way of record.

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

Bearings: NAD 83 Ohio South Zone

The above description is based on a field survey completed June 2023 by

  
John M. Branner P.S. 6805

Description Checked for  
Mathematical Accuracy  
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ENGINEER'S OFFICE  
BY:   
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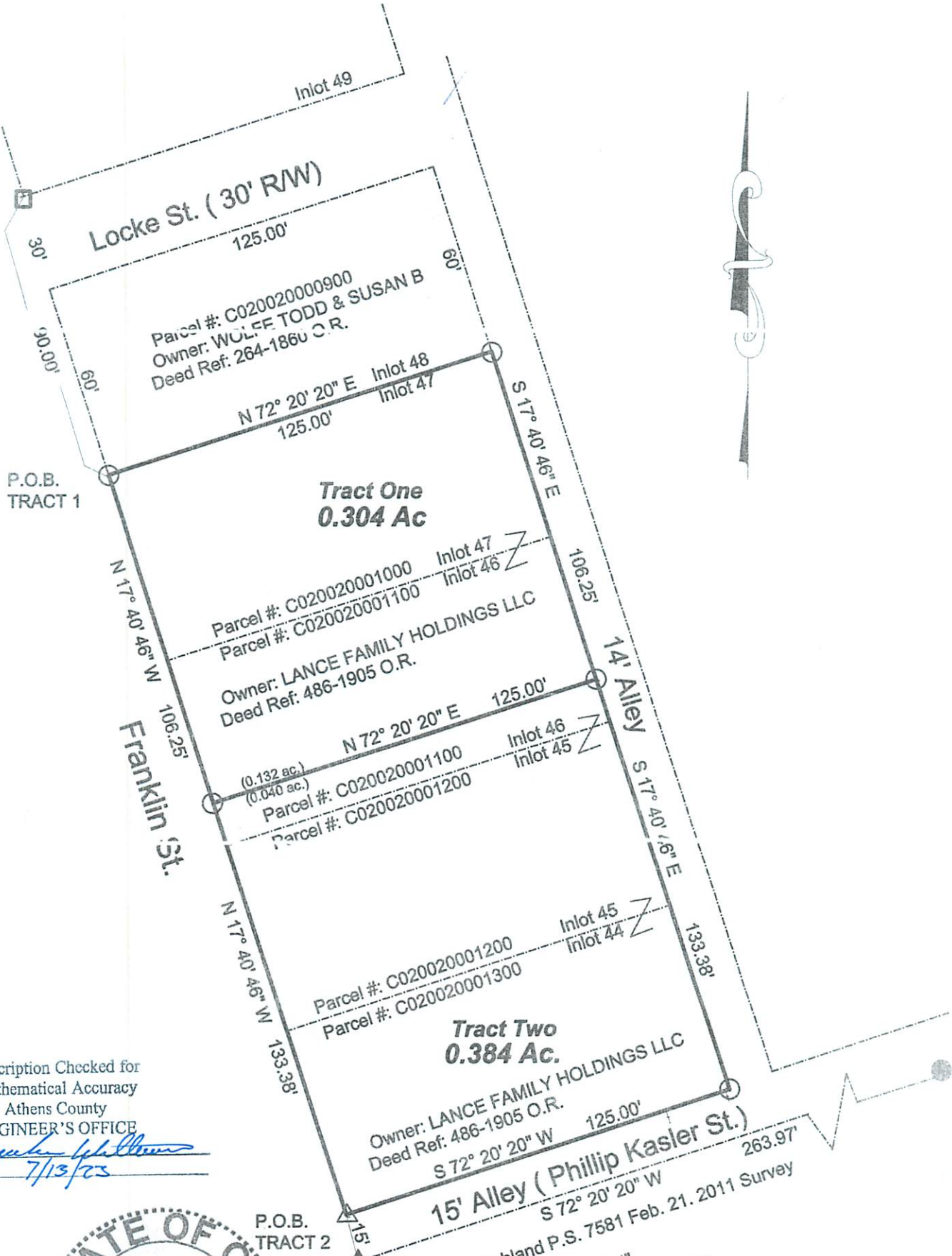


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ENGINEER'S OFFICE  
BY: *Percey J. Branner*  
DATE: 7/13/23



Scale 1 inch = 40 feet  
 ○ = Iron pin set (5/8"x30" Rebar w/ plastic I.D. cap (Branner P.S. 6805)  
 ● = Iron pin found  
 □ = Concrete Monument Found  
 ▲ = Mag Nail found  
 △ = Mag Nail Set  
 Bearings: Grid North N.A.D. 83 Ohio South Zone  
 Ref. Docs.: Tax Plat-Deeds- Walter Gilligans Addn Plat(Env.13-a)  
 Ken Highland P.S. 7581 Feb. 21. 2011 Survey

Survey of Two Tracts in the  
Walter Gilligan's Addn (Env. 132-A)  
to the Village of Amesville, Sec. 3.  
T. 6. R.13, Ames Twp., Athens Co., Oh  
Surveyed June 2023

*John M. Branner*  
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