

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Richard J. Branner
DATE: 3/20/14

DESCRIPTION OF A 0.286 ACRE TRACT

Situated in L.L. 112, Section 24, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as described in Volume 354, Page 313 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin set in the west-line of The Garden Communities 0.661 acre tract (489-2451 O.R.), said pin bears South 17 degrees 13 minutes 44 seconds East, 770.75 feet from the North-east corner of Lot 841 of Cottingham's Addition to Verity ;

Thence, along the west-line of Garden Communities Ltd. (354-313 O.R.)

South 37 degrees 22 minutes 40 seconds West, 145.00 feet to a point in the north right of way line of East First Street;

Thence, along said right of way:

North 52 degrees 19 minutes 06 seconds West, 86.00 feet to an iron pin set;

Thence, leaving said right of way and along a new line created by this survey:

North 37 degrees 24 minutes 55 seconds East, 145.00 feet to an iron pin set;

Thence, along the south -line of of The Archeological Conservancy Tract (424-1876 O.R.);

South 52 degrees 19 minutes 06 seconds East, 85.91 feet to the point of beginning and containing **0.286 acres**.

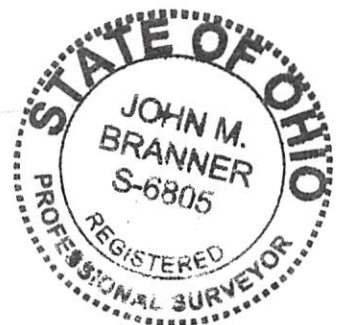
Subject to all easements and rights of way of record.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap.

Bearings based on Grid North N.A.D. 83

The above description is based on a field survey completed March 2014 by

John M. Branner P.S. 6805



Don Gamertsfelder Trustees
354-313 O.R.

The Archeological
Conservancy
0.432 ac.
424-1876 O.R.

0.286 Acres

P.O.B.
S 17° 13' 44" E
770.75'
bears
from iron pin fd
at N.E. Cor. of
Lot 841 Cottingham's Addn.
to Verity

Garden Communities
489-2451 O.R.

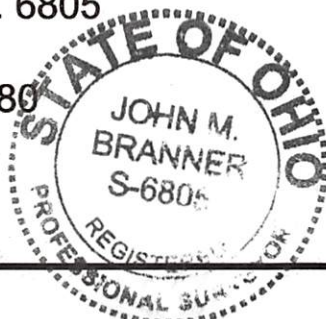
East First Street

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Berndt Proffers*
DATE: 3/20/14

Survey of a 0.286 acre Tract in
L.L. 112, Section 24, T.9, R.14
Athens Twp., Athens Co., Oh.

Surveyed March 2014

John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780
740-541-0350



Scale 1 inch = 40 feet
○ = iron pin set 5/8"x30" long rebar
● = existing iron pin
Bearings: N.A.D 83 Grid North
Ref. Docs.: Tax Plat - Deeds