

DESCRIPTION OF A 0.494 ACRE TRACT

Situated in F.L. 114, Section 24, T.9, R.14, Athens Township, Athens County, Ohio and being more Particularly described as follows:

Commencing at the South-west corner of F.L. 114, thence, South 88 Degrees 54 Minutes 41 Seconds East, 263.25 feet to the South-east corner of a 2.0 acre tract as recorded in Volume 194, Page 484, Athens County Deed Records; thence, North 12 Degrees 29 Minutes 49 Seconds West, 670.26 feet along the Westerly-line of an unimproved 10 feet wide alley of A.H. Matheny's 2nd Addition to Verity to an iron Pin set, said Pin being the Point of beginning for the tract of land herein described:

Thence, South 70 Degrees 42 Minutes 24 Seconds West, 205.51 feet to an iron Pin set; thence, North 12 Degrees 29 Minutes 02 Seconds West, 105.74 feet to an iron Pin found; thence, North 70 Degrees 52 Minutes East, 205.42 feet to an iron Pin found on the West-line of the aforementioned alley; thence, along said line South 12 Degrees 29 Minutes 46 Seconds East, 105.16 feet to the Point of beginning and containing 0.494 acres (21,519 square feet).

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6805



• Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Bob Eckenberg*
DATE: *9/9/86*

ATT#24
50

OHIO POWER CO. TRANSMISSION LINE

205.42'

50.34'

NORTH ST. 40' R/W

50.34'

50' WIDE EASEMENT FOR INGRESS & EGRESS

N 70° 52' E 205.42'

0.494 AC
21,519 SQ FT

S 12° 29' 02" E
208.72'

S 12° 29' 46" E
231.13'

S 70° 42' 24" W 205.51'

105.16'
10' ALLEY UNIMPROVED

A. H. MATHENY'S 2ND ADDITION TO VERITY

SURVEY OF A 0.494 AC.
TRACT IN F.L. 114
SEC. 24 T.9 R.14 ATHENS
TWP ATHENS CO. OHIO
SURVEYED 1986

John M. Branner
JOHN M BRANNER
REG SURVEYOR 6805
RT3 ATHENS OHIO
592-5778

0.506 AC RESIDUAL

S 18° 29' 54" E
20.00'

S 71° 30' 17" W 168.11'

35.00'

S 71° 30' 17" W

670.26'

30.34'

SOUTH ST. 40' R/W

O=IRON PIN SET

●=IRON PIN FOUND

SCALE 1"=50'

S.W. COR F.L. 114

COTTINGHAM
TENTH TRACT U.160 PG 171

50.45'

50' WIDE EASEMENT FOR
INGRESS & EGRESS

205.22'

3.3 AC.

EXSTG 20' WIDE ESMT.

76'

544.29'

N 88° 54' 41" W 863.35'

51

