

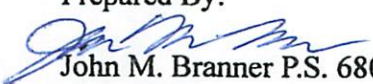
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Round Utter  
DATE: 5/31/19

**Description of an Existing Lot of Record (446-2064 O.R.)**

Situated in the City of Athens, Section 4, Athens Township, Athens County, Ohio and being the same tract of land as recorded in Volume 446, Page 2064 of the Official Records of Athens County and being more particularly described as follows:

Commencing at the South-east corner of Inlot 2684 of the Townsend Addition to the City of Athens,  
Thence, along the North-line of Jacobs Drive;  
North 90 degrees East, 415 feet to a point on the East-line of Townsend Place;  
Thence, along the East-line of Townsend Place  
North 00 degrees 00 minutes East, 82.5 feet to the point of beginning for the tract of land herein described:  
Thence, continuing along the East-line of Townsend Place  
North 00 degrees 00 minutes East, 82.5 feet to a point;  
Thence, along the South-line of Lazuka (54-665 O.R.)  
North 90 degrees 00 minutes East, 105 feet to a point;  
Thence, along the west-lines of the City of Athens (358-1444 O.R.) and Corporation For Ohio Appalachian Development (482-1792 O.R.)  
South 00 degrees 00 minutes East, 82.5 feet to a point;  
Thence, along the North-line of Fitch (457-123 O.R.)  
North 90 degrees 00 minutes West, 105 feet to the point of beginning and containing 0.198 acres.

Subject to all easements and rights of way of record.  
Bearings are assumed and to be used to denote interior angles only.  
The above description is based on existing documents and not on a field survey.  
The purpose of the above description is to add an acceptable point of commencement to meet the current Athens County Auditor's Standards.

Prepared By:  
  
John M. Branner P.S. 6805  
May 2019



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

MAY 31 2019

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branner*  
DATE: 5/3/19

Parcel ID:A028340007800  
LAZUKA ROBERT E  
Deed Reference:54-865 O.R.

Parcel ID:A010010089600  
CITY OF ATHENS  
Deed Reference:358-1444 O.R.

Parcel ID:A028350010700  
CORPORATION FOR OHIO APPALACHIAN DEV. THE  
Deed Reference:482-1782 O.R.

N 90° 00' 00" E  
105.00'

Parcel ID:A028340007900  
THIBAUT ROBERTA L  
Deed Reference:446-2064 O.R.  
0.198 ac.

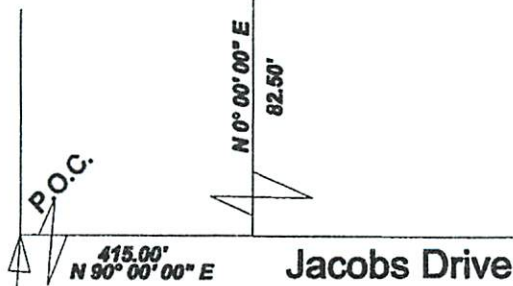
N 0° 00' 00" E  
82.50'

S 0° 00' 00" E  
82.50'

P.O.B.  
N 90° 00' 00" W  
105.00'

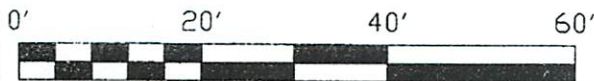
Parcel ID:A028340008000  
FITCH RAYMOND E  
Deed Reference:457-123 O.R.

Townsend Place 50' RW



S.E. cor of Inlot 2684 of the Townsends Add.

Plat of Description of an Existing Tract of Record ( 446-2064 O.R.)  
Sited in Section 4, Athens Township, City of Athens,  
Athens County, Oh



Scale 1"=20'

By: *John M. Branner* May 2019  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780



Bearings: Assumed and to be used to denote interior angles only  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys