

DESCRIPTION OF A 0.022 ACRE TRACT

**937 Square feet to be continuous and contiguous with Parcel M040050007800,
Inlot 173, Drake (547-2328 OR)**

Situated in Inlot 172 of the Bowkey Addition to Sedalia (Env. 111B), Village of Glouster, Section 9, T.11, R.14, Trimble Township, Athens County, Ohio and being a part of Parcel M040050007900 as described in Volume 63, Page 375 of the Deed Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point at the Northeast corner of Inlot 172, Village of Glouster (63-375 D.R.):

Thence along the West line of Inlot 173 Drake (547-2328 O.R.),
S 13° 57' 50" W, 100.00 feet to a point at the Southeast corner of Inlot 172;
Thence along the South line of Inlot 172,
N 76° 02' 10" W, 9.42 feet to an iron pin set;
Thence along a new line created by this survey,
N 14° 01' 14" E, 100.00 feet to an iron pin set;
Thence along the North line of Inlot 172,
S 76° 02' 10" E, 9.32 feet to the Point of Beginning and **containing 0.022 acres (937 Sq. Ft.)**
and is to be continuous and contiguous with Parcel M040050007800, Inlot 173, Drake (547-2328 OR).

Subject to all easements and rights of way of record.

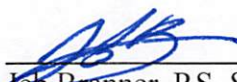
Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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


Note: no monuments of record found, lot lines based on existing building of Inlot 167 and center of Front Street

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed November, 2025 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/19/25

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

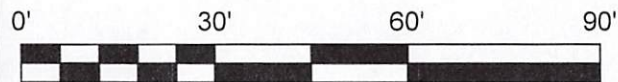
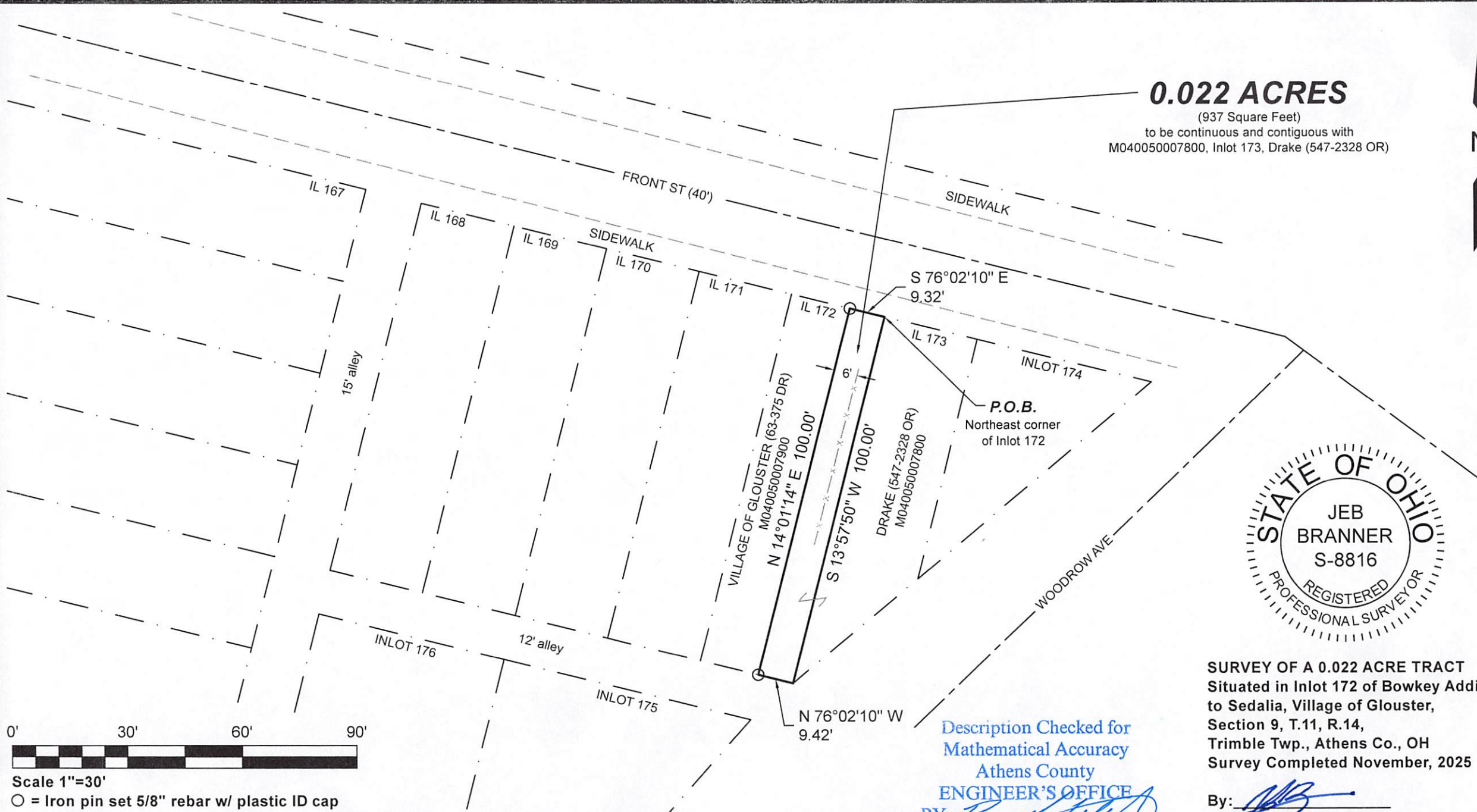
NOV 19 2025

Jill Davidson
Athens County Auditor

0.022 ACRES

(937 Square Feet)
to be continuous and contiguous with
M040050007800, Inlot 173, Drake (547-2328 OR)

N



Scale 1"=30'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys, Bowkey Addition to Sedalia (Env 111B)
No monuments found, lot lines based on existing building of Inlot 167 and center of Front Street



SURVEY OF A 0.022 ACRE TRACT
Situating in Inlot 172 of Bowkey Addition
to Sedalia, Village of Glouster,
Section 9, T.11, R.14,
Trimble Twp., Athens Co., OH
Survey Completed November, 2025

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/19/25

By: *[Signature]*
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