

**DESCRIPTION OF A 0.028 ACRE TRACT**  
**1213 square feet to be continuous and contiguous with Parcel A040240305200**  
**Hartman (364-2058 O.R.)**

Situated in Lot 497 and an abandoned alley of the Johnson Coal Mining Co Addition to Verity (Env. 224A), Section 24, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcels A040240305000 (Lot 497) and A04024035201 (Half of an abandoned alley) as described in Volume 364, Page 2058 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a square bolt found at the Southeast corner of Lot 496 of the Johnson Coal Mining Co Addition to Verity (Env. 224A):

Thence along the West line of Clinton Street (40' R.O.W.),  
**S 14° 18' 08" E, 3.57 feet** to an iron pin set;  
Thence along a new line created by this survey,  
**S 73° 34' 53" W, 137.11 feet** to an iron pin set;  
Thence along the center of an abandoned 16.5' wide alley and the East lines of Lot 460: Geddes (580-2625 O.R.) and Lot 461: Evener (578-643 O.R.),  
**N 14° 20' 59" W, 57.98 feet** to an iron pipe found in concrete, passing an iron pipe found at 7.96 feet;  
Thence along the South line of Parcel A040240305701 which is continuous and contiguous with Lot 495: Hartman (518-1043 O.R.),  
**N 75° 25' 36" E, 8.25 feet** to a point;  
Thence along the West line of Lot 496,  
**S 14° 46' 48" E, 50.00 feet** to a point;  
Thence along the South line of Lot 496,  
**N 75° 25' 36" E, 128.40 feet** to the Point of Beginning and **containing 0.028 acres** (1213 Square Feet) and to be continuous and contiguous with Parcel A040240305200, Lot 496 Hartman (364-2058 O.R.).


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"

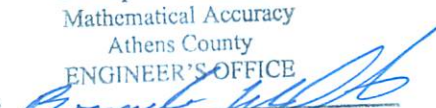
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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, 2024 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: 11/19/24

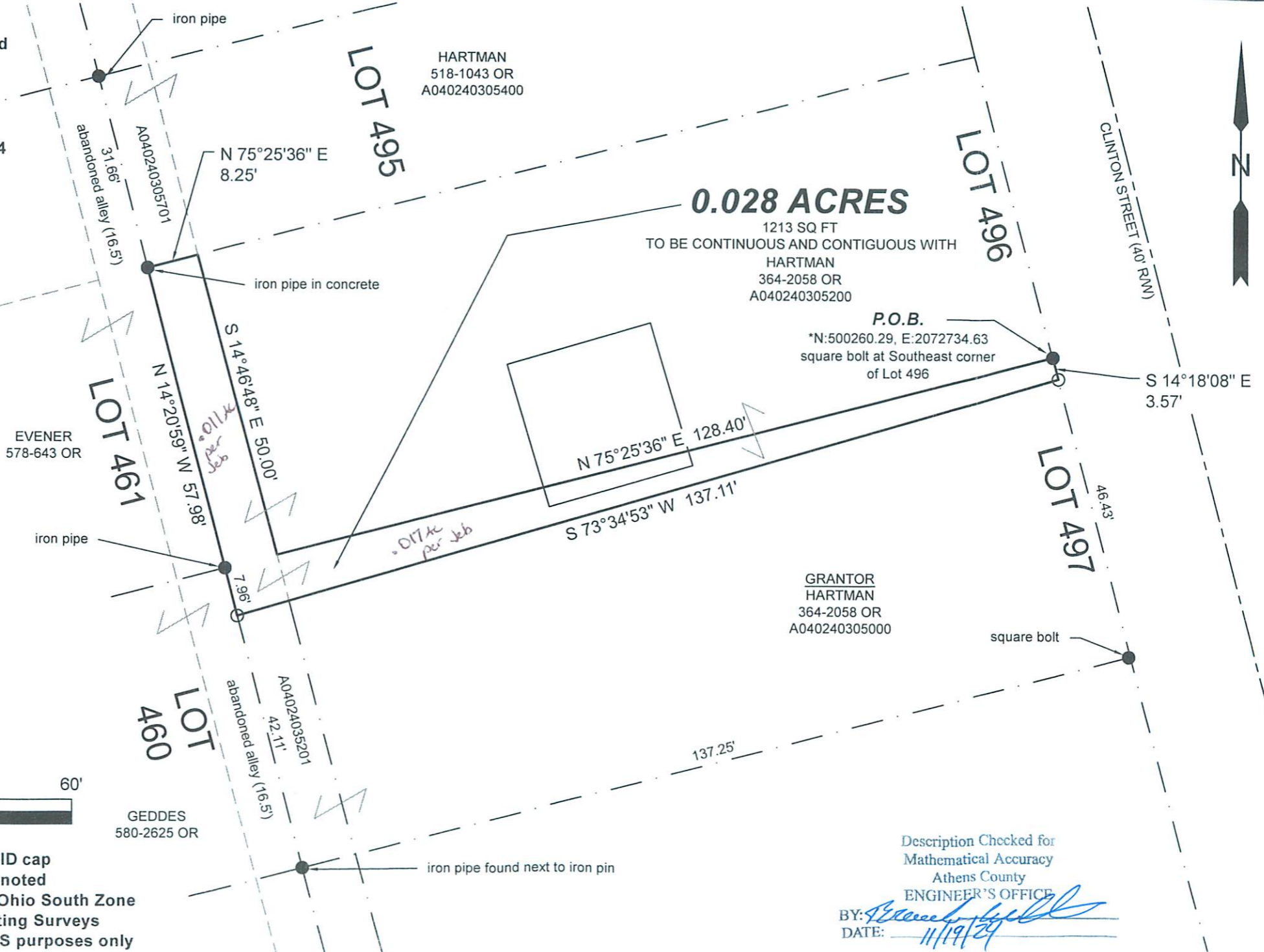
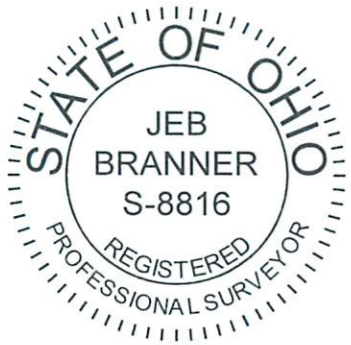
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

NOV 19 2024

Jill Davidson  
Athens County Auditor

**SURVEY OF A 0.028 ACRE TRACT**  
 Situated in Lot 497 and an abandoned  
 alley of the Johnson Coal Mining Co  
 Addition to Verity (Env. 224A)  
 Section 24, T.9, R.14,  
 Athens Twp., Athens Co., OH  
 Surveyed Completed November, 2024

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



Scale 1"=20'  
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap  
 ● = Iron pin found unless otherwise noted  
 Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
 \*Coordinates are to be used for GIS purposes only

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: [Signature]  
 DATE: 11/19/24