Description of an Existing Tract of Record

Situated in One Hundred Acre Lot 646 in Section 24, York Twp. , Athens County in the City of Nelsonville, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the South-west corner of Inlot 1232 of Armstrong and Hydes Addition to the City of Nesonville, Ohio
Thence, along the west-line of Inlot 487 of Thompsons Addition , (Williams 52-506 O.R.)
South 04 degrees 07 minutes 23 seconds West, 81.74 feet to an iron pin set;
thence, along the North-line of Shinn (492-2163 O.R.)
North 83 degrees 54 minutes 29 seconds West, 66.50 feet to an iron pin found;
thence, along the east-line of an unimproved alley
North 03 degrees 18 minutes 04 seconds East, 155.12 feet to an iron pin set;
thence, along the south line of Watkins (398-1474 O.R.)
South 87 degrees 30 minutes 42 seconds East, 66.50 feet to an iron pin found at the North-west corner of Inlot 1232;
thence, along the west-line of said lot (Warren 231-381 O.R.)
South 02 degrees 29 minutes 18 seconds West, 77.58 feet to the point of beginning and containing 0.24 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 Stamped "Branner P.S. 6805"
Bearings based on Grid North N.A.D. 83
The above description is based on a field survey completed 2014 by John M. Branner P.S. 6805

Ronnie Watkins
398-1474 O.R.

S 87° 30' 42" E

66.50'   16.50'

Former platted alley

David and Wendy Warren
231-381 O.R.

IL 1232 ARMSTRONG & HYDES

S 2° 29' 18" W

77.58'

Unimproved Alley 15' R/W

N 3° 18' 04" E

155.12'

(0.18 ac.)

(0.03 ac.)

P030060001000

P.O.B.
S.W. cor. of I.I. 1232

Survey of the Robert Newton Tracts (449-2534 O.R.)
and being residual of the Brooks Railroad "Right of Way"
in One-Hundred Acre Lot# 646, Sec. 24,
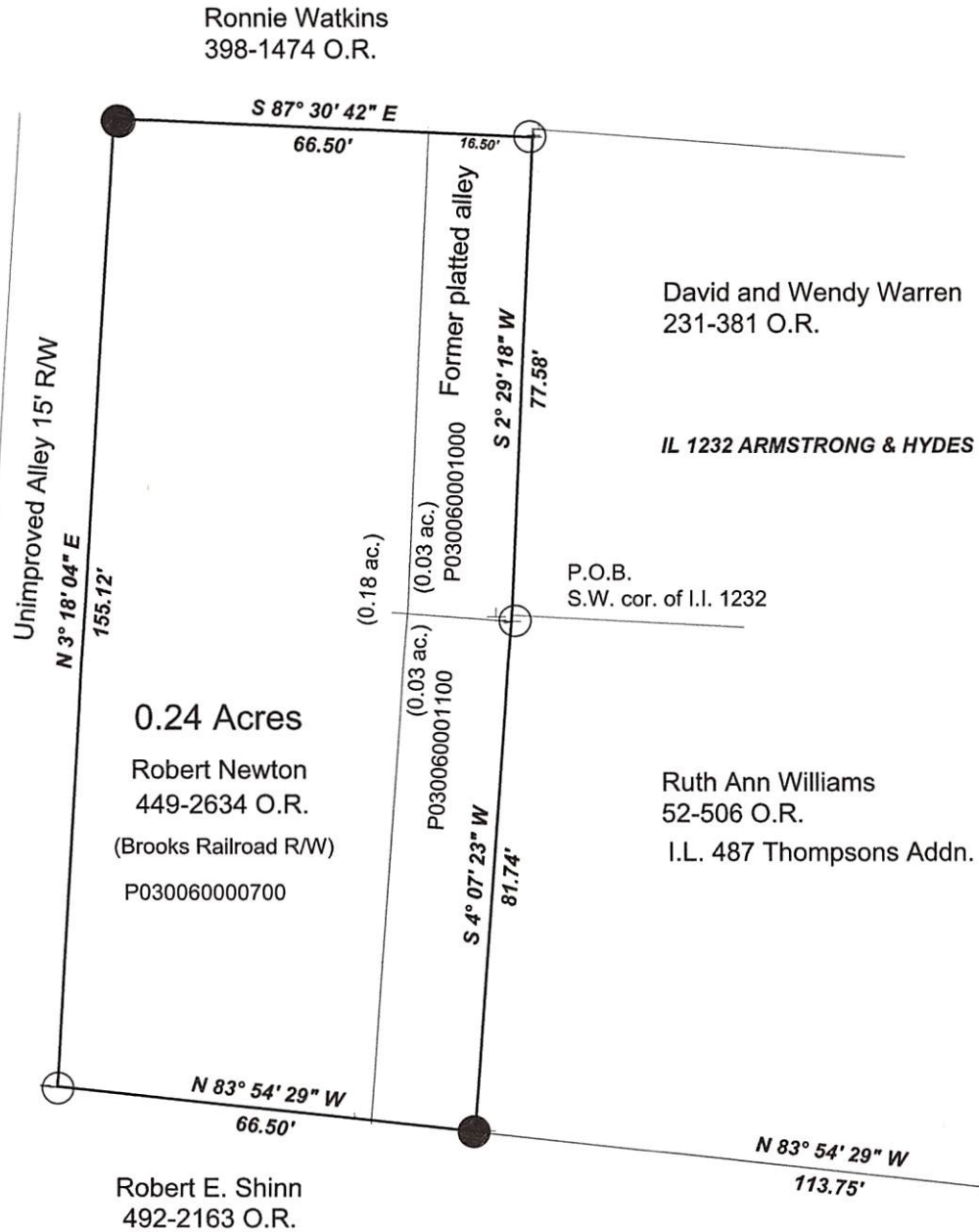City of Nelsonville, York Twp., Athens Co.,Oh
    Surveyed May 2014

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

STATE OF OHIO
JOHN M. BRANNER
S-6805
REGISTERED
PROFESSIONAL SURVEYOR

0.24 Acres

Robert Newton
449-2634 O.R.

(Brooks Railroad R/W)

P030060000700

(0.03 ac.)

P030060001100

S 4° 07' 23" W

81.74'

Ruth Ann Williams
52-506 O.R.

I.L. 487 Thompsons Addn.

0'   30'   60'   90'

Scale 1 inch = 30 feet
○ = iron pin found
● = iron pin set 5/8"x 3-0: rebar w/ plastic I.D. cap
Bearings: Grid North N.A.D. 83
Ref. Docs.: Tax Plats- record plats- deeds

N 83° 54' 29" W

66.50'

Robert E. Shinn
492-2163 O.R.

N 83° 54' 29" W

113.75'

Adams St.