

DESCRIPTION OF A 0.240 ACRE TRACT

to be continuous and contiguous with H010010024500, Richmond (550-2215 O.R.)

Situated in Outlot 59 of the Village of Albany (Env. 78D), Section 3, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010024600 as described in Volume 286, Page 292 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of Section 3, thence N 57° 20' 31" E, 1662.79 feet to a point in a drainage ditch and also being the Point of Beginning for the tract of land herein described:

Thence along said drainage ditch and a new line created by this survey,

N 85° 14' 56" E, 253.70 feet to an iron pin set;

Thence along the East line of Outlot 59 (Grantor's East line),

S 02° 36' 10" W, 83.06 feet to a point;

Thence along the South line of Outlot 59 (Grantor's South line)

N 76° 01' 46" W, 256.64 feet to the Point of Beginning and **containing 0.240 acres**, to be continuous and contiguous with H010010024500, Richmond (550-2215 O.R.).

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed December, 2021 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 1/7/22

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

JAN 07 2022

Jill Thompson
Athens County Auditor

Not to be used as a separate building site or transformed as an independent parcel without planning commission approval.

GRANTOR OF 0.240 ACRE TRACT
GOODIN
286-292 OR
H010010024600

By: [Signature]

Date: 11/19/2022

iron pin set during concurrent survey bears N 85°14'56" E, 21.31'

0.464 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
GOODIN
286-292 OR
H010010024600

S 76°01'46" E 369.01' outlet 59
outlet 58

0.240 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
RICHMOND
550-2215
H010010024500

N 85°14'56" E 253.70'

outlet 59
outlet 57 N 76°01'46" W 256.64'

P.O.B.

(both tracts; point in drainage ditch)
*N:449249.70, E:2052495.87
bearing N 57°20'31" E, 1662.79'
from an stone found at the
Southwest corner of Section 3

GRANTOR OF 0.464 ACRE TRACT
RICHMOND
550-2215
H010010024400

RICHMOND
550-2215
H010010024500

Notch on top of concrete culvert at +329.73'

N 08°43'50" W 118.73'

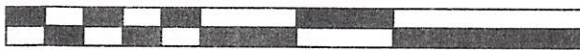
State Route 681

21.12'
THOMPSON
546-2321 OR

21.12' (32 links by plat as per plat (Env. 79D))
outlet 49

RICHMOND
544-1773 OR

0' 50' 100' 150'



- Scale 1"=50'
- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 11/21/22



SURVEY OF TWO TRACTS
Situated in outlots 57, 58 & 59
of the Village of Albany (Env. 78D)
Section 3, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed December, 2021

By: [Signature]
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780



*Coordinates are to be used GIS purposes only