



Architects • Engineers • Surveyors

PROPERTY DESCRIPTION

29.829 ACRES

AMES TOWNSHIP, TAX PARCEL C010010032200

OFFICIAL RECORD 369, PAGE 785

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Randy Lytle*
DATE: 4/12/17

SITUATE IN AND BEING A PART OF FRACTIONAL SECTION NUMBER 12, SECTION 10, TOWN 6, RANGE 13, AMES TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A REBAR FOUND, SAID REBAR FOUND BEING THE SOUTHWEST CORNER OF SECTION 10 AND ALSO BEING A COMMON CORNER TO THE 136.856 ACRE (LESS TRACTS) JANET VARNER TRACT (OFFICIAL RECORD 369, PAGE 785) AND THE 25.000 ACRE (TAXED) MARSHALL AND PATRICIA BRUDNO TRACT (OFFICIAL RECORD 210, PAGE 274);

THENCE N 03°04'44" E 804.53 FEET, GENERALLY WITH THE WEST LINE OF SECTION 10 AND BINDING ON SAID 136.856 ACRE (LESS TRACTS) JANET VARNER TRACT, TO A POINT IN THE CENTERLINE OF FLEMING ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 35) AT A COMMON CORNER TO THE 150.018 ACRE (TAXED) NISLEY AND HAYES LLC, TRACT (OFFICIAL RECORD 482, PAGE 2102), PASSING 5/8" CAPPED REBAR SET AT 788.06 FEET;

THENCE N 03°36'27" E 282.40 FEET, LEAVING THE CENTERLINE OF FLEMING ROAD, GENERALLY WITH THE WEST LINE OF SECTION 10 AND WITH SAID 150.018 ACRE (TAXED) NISLEY AND HAYES LLC, TRACT, TO A 5/8" CAPPED REBAR SET AT A COMMON CORNER TO THE 98.330 ACRE (TAXED) GILBERT K. RONDY TRACT (OFFICIAL RECORD 80, PAGE 311 (SECOND TRACT)), PASSING A 5/8" CAPPED REBAR SET AT 14.26 FEET;

THENCE S 86°47'13" E 1272.51 FEET, WITH SAID 98.330 ACRE (TAXED) GILBERT K. RONDY TRACT, TO A 38" TREE FOUND IN A COMMON FENCE CORNER TO THE 19.780 ACRE (TAXED) JOSEPH A. ADAMS TRACT (OFFICIAL RECORD 344, PAGE 35);

THENCE S 03°13'32" W 538.61 FEET, WITH SAID 19.780 ACRE (TAXED) JOSEPH A. ADAMS TRACT AND THEN WITH THE 1.220 ACRE (TAXED) KENDA MOSHER TRACT (OFFICIAL RECORD 229, PAGE 487), TO A REBAR FOUND AT A COMMON CORNER;

THENCE S 30°43'09" W 603.42 FEET, CROSSING FLEMING ROAD AND WITH THE 2.030 ACRE (TAXED) MARSHALL AND PATRICIA BRUDNO TRACT (OFFICIAL RECORD 210, PAGE 274), TO A REBAR FOUND AT A COMMON CORNER;

THENCE N 87°32'32" W 993.85 FEET, WITH SAID 25.000 ACRE (TAXED) MARSHALL AND PATRICIA BRUDNO TRACT, TO THE POINT OF BEGINNING;

CONTAINING 29.829 ACRES, INCLUDING 1.254 ACRES IN THE FLEMING ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 4/03/2017 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO JANET VARNER IN OFFICIAL RECORD 369, PAGE 785.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II

RANDALL R. CLINE II
PS #8096 OH
PROJECT NUMBER: 2176536



