

Description of a 1.37 Acre Tract (Transfer between adjoining owners)

Situated in Fraction 12 of Sections 9 and 10 of T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 210, Page 274 (Tract V) of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found (Pickering and Assoc), said pin bears South 86 degrees 29 minutes 08 seconds East, 1272.35 feet from the South-west corner of Section 10:

Thence, along the North-line of Poole (417-2108 O.R.)
N 86° 29' 08" W, 249.41 feet to a point;

Thence, along a new line created by this survey:
N 30° 49' 23" E, 538.38 feet to an iron pin found (Pickering and Assoc), passing an iron pin set at 25.20 feet;

Thence, along the west-line of Mosher (605-109 O.R.)
S 3° 13' 32" W, 478.38 feet to the point of beginning and containing 1.37 acres.

The above described tract is to be continuous and contiguous with the Mosher Tract to the East (PID C010010031700)

The attached plat is to be considered and integral part of this description.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing: Grid North- N.A.D. 83 Ohio State Plane South Zone

The above description is based on a field survey completed September 2023 by

John M. Branner P.S. 6805

John M. Branner



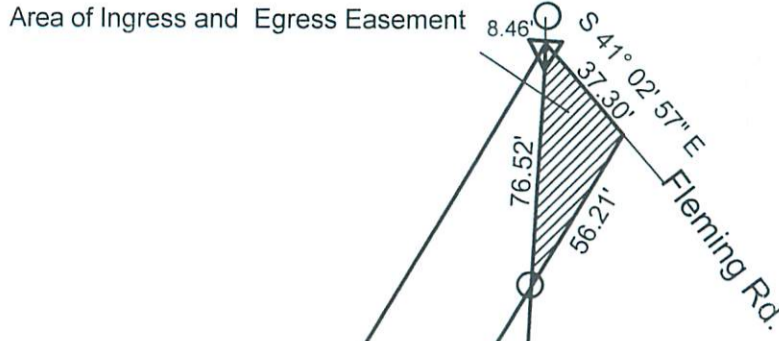
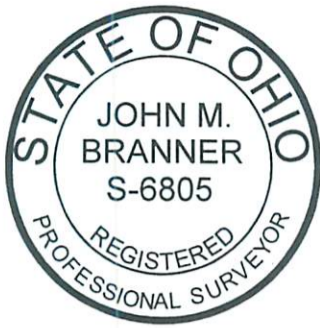
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Proceeds Miller*
DATE: 10/2/23

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

OCT 02 2023

Jill Davidson
Athens County Auditor



Survey of a 1.37 acre Tract and a 0.46 acre Tract in Fr -12 of Secns 9 & 10, T.6, R.13, Ames Twp. Athens Co., Oh.
 Surveyed September 2023

John M. Branner
 John M. Branner P.S. 6805
 12500 N. Peach Ridge Rd.
 Athens, Ohio 45701

VARNER JAMES A
 532-522or

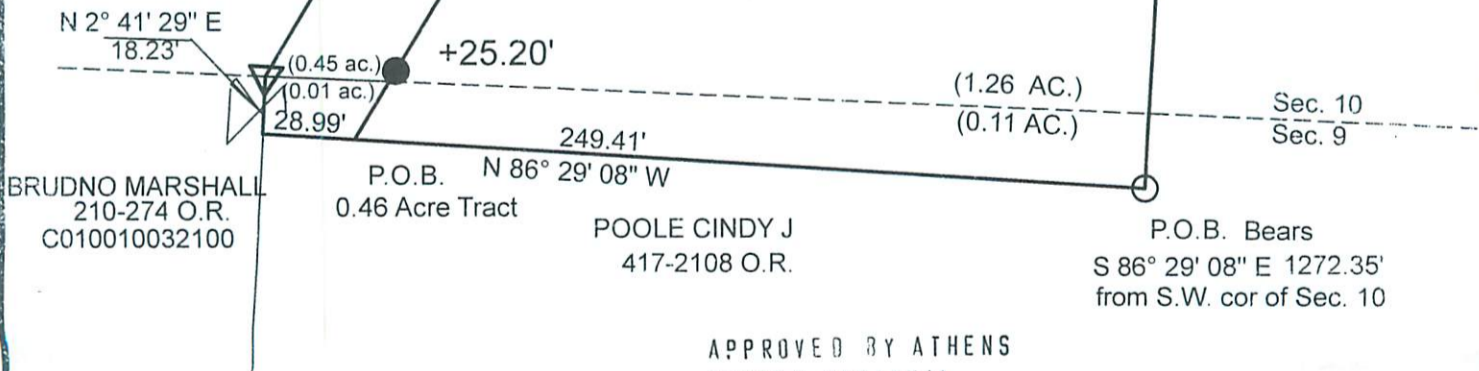
N 30° 43' 10" E 603.42'
 S 30° 49' 23" W 538.38'
 (To be continuous and contiguous with Brudno Tract PID C010010032100)

Marshall Brudno
 210-274 O.R.
 Tract V
 C010010031900
 Parent Parcel

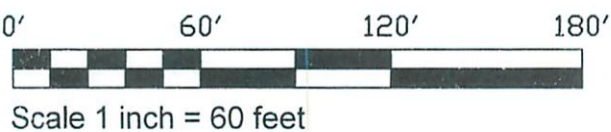
Roy Mosher
 605-109 O.R.
 C010010031700

1.37 Acres
 (to be continuous and contiguous with Mosher PID C010010031700)

0.46 Acres



APPROVED BY ATHENS
 COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: 1/16/2024
Jan Or



- ▽ = iron pin found
- = iron pin found (Pickering Assoc.)
- = iron pin set

Bearings: NAD 83 Grid North Ohio State Plane South Zone
 Ref. Docs.:

Pickering Assoc Survey 11/11/22 (filed at County Engr. Ofc)
 Pickering Assoc Survey 4-03-17
 Canter Survey 10-24-01
 Tax Plats-deeds

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Branner Branner*
 DATE: 10/2/23