



### DESCRIPTION OF A 10.143 ACRE TRACT

Situated in Section 31, T.6, R.13, Armes Township, Athens County, Ohio and being a part of Parcel C010010067500 as described in Volume 195, Page 428 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a stone found at the Southwest corner of Section 25:

Thence along the North line of Rutter (570-373 O.R.),  
**N 86° 25' 54" W, 545.93 feet** to an iron pin found in Township Road 215 (Scatter Ridge Road), passing an iron pin set at 516.38 feet;  
Thence along said road the following four courses:  
(1) **N 30° 19' 50" W, 96.71 feet** to a point;  
(2) **N 39° 26' 32" W, 86.46 feet** to a point;  
(3) **N 50° 14' 38" W, 188.63 feet** to a point;  
(4) **N 39° 07' 24" W, 96.99 feet** to a point;  
Thence along remnants of an old fence line and the East line of Porter (195-428 O.R.),  
**N 02° 50' 21" E, 237.88 feet** to an iron pin set, passing an iron pin set at 42.58 feet;  
Thence along a new line created by this survey,  
**S 86° 58' 04" E, 885.16 feet** to an iron pin set;  
Thence along remnants of an old fence line and the West line of Bennett (303-242 D.R.),  
**S 04° 05' 35" W, 572.32 feet** to the Point of Beginning and **containing 10.143 acres.**

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 October, 2021 by  
Jeb Branner, P.S. 8816



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Barbara Williams*  
DATE: 10/20/21


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

OCT 21 2021

Jill Thompson  
Athens County Auditor



SURVEY OF A 10.143 ACRE TRACT  
Sited in Section 31, T.6, R.13,  
Ames Twp., Athens Co., OH  
Surveyed October, 2021

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

0' 100' 200' 300'



Scale 1"=100'

☐ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

□ = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

\*Coordinates are to be used GIS purposes only

GRANTOR  
C010010067500  
BENNETT  
195-428 OR  
S 86°58'04" E  
885.16'

stone found by fence post  
called for in 1916 Survey  
by S.H. Hibbard

10.143 Acres

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/20/21

BENNETT  
303-242 DR

P.O.B.

\*N:499653.71, E:2097326.72  
stone found by tree trunk at the  
Southwest corner of Section 25

Ames Twp 31  
Canaan Twp 36  
Ames Twp 25  
Canaan Twp 30

witness pin found bears  
S 28°21'31" E, 15.92'

LUTES  
574-2585 OR

RUTTER  
570-373 OR

