

## DESCRIPTION OF A 0.159 ACRE TRACT

to be continuous and contiguous with Parcel C010010060201, Tabler (598-1021 O.R.)

Situated in the Southwest Quarter of Section 7, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010060200 as described in Volume 516, Page 849 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing S 47° 44' 55" W, 2178.56 feet from a stone found at the Northeast corner of the Southwest Quarter of Section 7:

Thence along a fence line and the West line of Dean (539-1946 O.R.),

S 41° 33' 47" W, 75.40 feet to an iron pin found;

Thence along the North line of Tabler's 2.17 acre tract (598-1021 O.R.),

N 75° 19' 07" W, 49.34 feet to a point;

Thence along the North line of Tabler's 1.231 acre tract (598-1021 O.R.),

N 75° 30' 00" W, 100.45 feet to an iron pipe found;

Thence along new lines created by this survey:

N 74° 36' 47" E, 111.86 feet to an iron pin set;

S 82° 51' 38" E, 87.84 feet to the Point of Beginning and **containing 0.159 acres** and to be continuous and contiguous with Parcel C010010060201, Tabler (598-1021 O.R.).


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed August, 2024 by

  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 9/4/24

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

SEP 04 2024

Jill Davidson  
Athens County Auditor



GRANTOR  
SMITH  
516-849 OR  
C010010060200

**P.O.B.**  
\*N:499785.16, E:2115068.38  
bearing S 47°44'55" W, 2178.56'  
from a stone found at the  
Northeast corner of the  
Southwest Quarter of  
Section 7

N 27°39'49" W  
49.21'  
N 19°26'49" E  
40.98'

N 75°21'06" W  
118.83'

N 74°36'47" E  
111.86'

S 82°51'38" E  
87.84'

**0.159 ACRES**  
to be continuous and contiguous with  
Parcel C010010060201, Tabler (598-1021 OR)

DEAN  
539-1946 OR  
SURVEY REF  
3.0270 AC  
HUGHES 7182  
NOV 2017

iron pipe with cap  
stamped EMHT

TABLER  
598-1021 OR  
C010010060201  
SURVEY REF  
1.231 AC  
SWOYER 6765  
JUL 2002

N 75°19'07" W  
49.34'

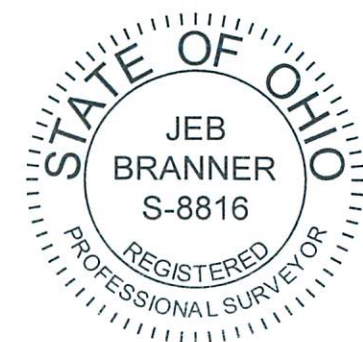
S 41°33'47" W  
75.40'

TABLER  
598-1021 OR  
SURVEY REF  
2.17 AC  
CANTER 7226  
JAN 1993



Scale 1"=30'  
○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found unless otherwise noted  
Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
\*Coordinates are to be used for GIS purposes only

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Patricia Miller*  
DATE: 9/4/24



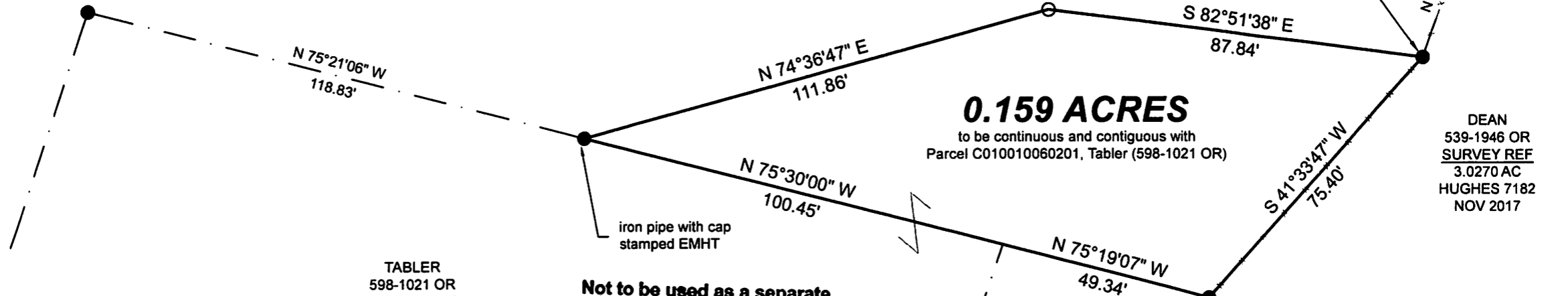
**SURVEY OF A 0.159 ACRE TRACT**  
Situated in the Southwest Quarter  
of Section 7, T.6, R.13,  
Ames Twp., Athens Co., OH  
Surveyed Completed August, 2024

By: *Jeb Branner*  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780  
740-592-5778



GRANTOR  
SMITH  
516-849 OR  
C010010060200

**P.O.B.**  
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3.0270 AC  
HUGHES 7182  
NOV 2017

TABLER  
598-1021 OR  
C010010060201  
SURVEY REF  
1.231 AC  
SWOYER 6765  
JUL 2002

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

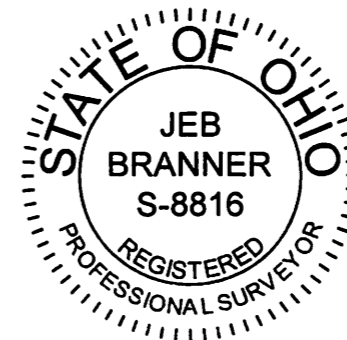
By: Conor LaVelle  
Date: 9/24/2024

TABLER  
598-1021 OR  
SURVEY REF  
2.17 AC  
CANTER 7226  
JAN 1993



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Description Checked for  
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Athens County  
ENGINEER'S OFFICE  
BY: James L. Branner  
DATE: 9/4/24



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