

**Description of a 0.46 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:

Commencing 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 (371-393 O.R.)  
N 86° 29' 08" W, 249.41 feet to the point of beginning for the tract of land herein described:

Thence, continuing along the South-line of Poole (371-393 O.R.)  
N 86° 29' 08" W , 28.99 feet to a point;  
Thence, along the line of Brudno (10-74 O.R.)  
N 2° 41' 29" E, 18.23 feet to an iron pin found;  
Thence, along the line of Varner (532-522 O.R.)  
N 30° 43' 10" E. 603.42 feet to an iron pin found on the north side of Fleming Road;  
Thence, along the West-line of Mosher  
S 3° 13' 32" W, 76.52 feet to an iron pin found (Pickering and Assoc)  
thence, along a new line created by this survey:  
S 30° 49' 23" W, 538.38 feet (passing an iron pin set at 513.18 feet) to the point of beginning and containing 0.46 acres.

The above described tract is to be continuous and contiguous with the Brudno Tract (PID C01001003100) to the West

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*



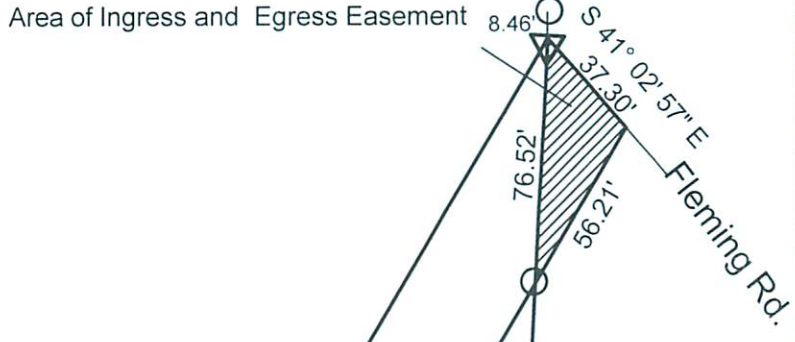
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 10/2/23

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

APR 11 2024

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

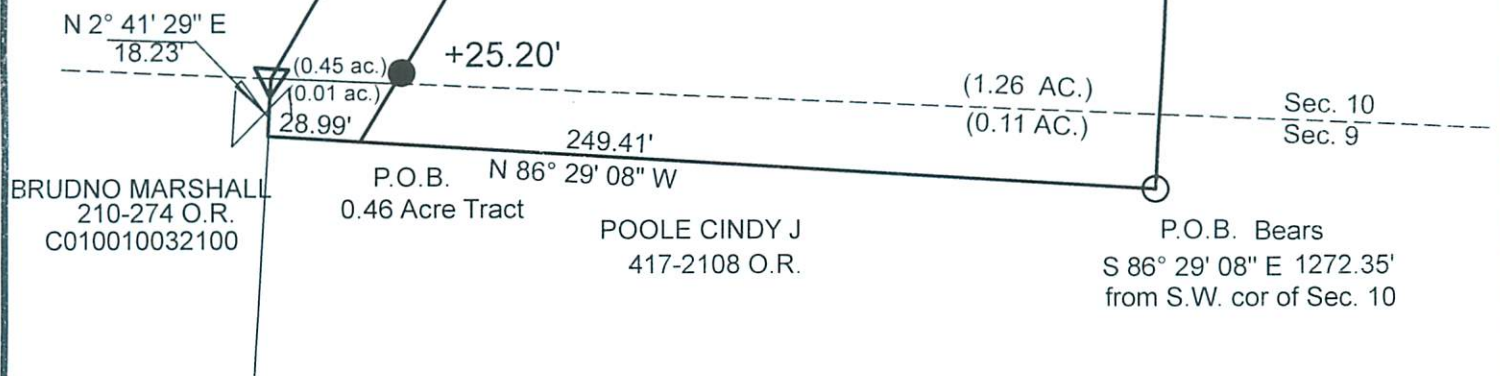
N 30° 43' 10" E 603.42'  
 S 30° 49' 23" W 538.38'  
 N 30° 49' 23" E  
 (To be continuous and contiguous with Brudno Tract PID C010010032100)

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**



BRUDNO MARSHALL  
 210-274 O.R.  
 C010010032100

P.O.B. N 86° 29' 08" W  
 0.46 Acre Tract  
 POOLE CINDY J  
 417-2108 O.R.

P.O.B. Bears  
 S 86° 29' 08" E 1272.35'  
 from S.W. cor of Sec. 10



Scale 1 inch = 60 feet

- ▽ = 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: *Perceval Miller*  
 DATE: 10/2/23