

BY: Percaunt William
DATE: 5/7/20

Description of a 0.199 Acre Tract

Situated in the Village of Amesville, Section 3, T.6, R.13, Ames Township, Athens County, Ohio and being part of the land as described in Volume 566, Page 1774 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin called for in a survey performed by Robert R. Eason P.S. 7033 dated 2/2/01, said pin also being the Southwest corner of Lot 108, R.B. Henry's 3rd Addition to Amesville, thence N 17°49'49" W, 116.50 feet to an iron pin called for in the same survey, thence N 72°17'30" E, 124.48 feet to an iron pin found and also being the **Point of Beginning** for the tract of land herein described:

Thence along the East line of the Village of Amesville (309-419 D.R),
N 18° 31' 55" W, 19.03 feet to an iron pin set;
Thence along a new line created by this survey:
N 72°55'29" E, 151.37 feet to a an iron pin set on the West line of Maple Street;
Thence along the West line of Maple Street,
S 18° 39' 19" E, 71.44 feet to an iron pin found set in concrete;
Thence along the North line of Kasler (88-913 O.R.),
S 72° 04' 15" W, 108.75 feet to an iron pin found set in concrete;
Thence along the lines of the Village of Amesville (131-910 O.R.)
N 18° 28' 14" W, 54.52 feet to a point in a 22" tree stump;
S 72° 17' 30" W, 42.80 feet to the point of beginning and **containing 0.199 acres**

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 South Zone

The above description is based on a field survey completed March, 2020 by:

John M. Branner P.S. 6805

John M. Branner

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

MAY 08 2020

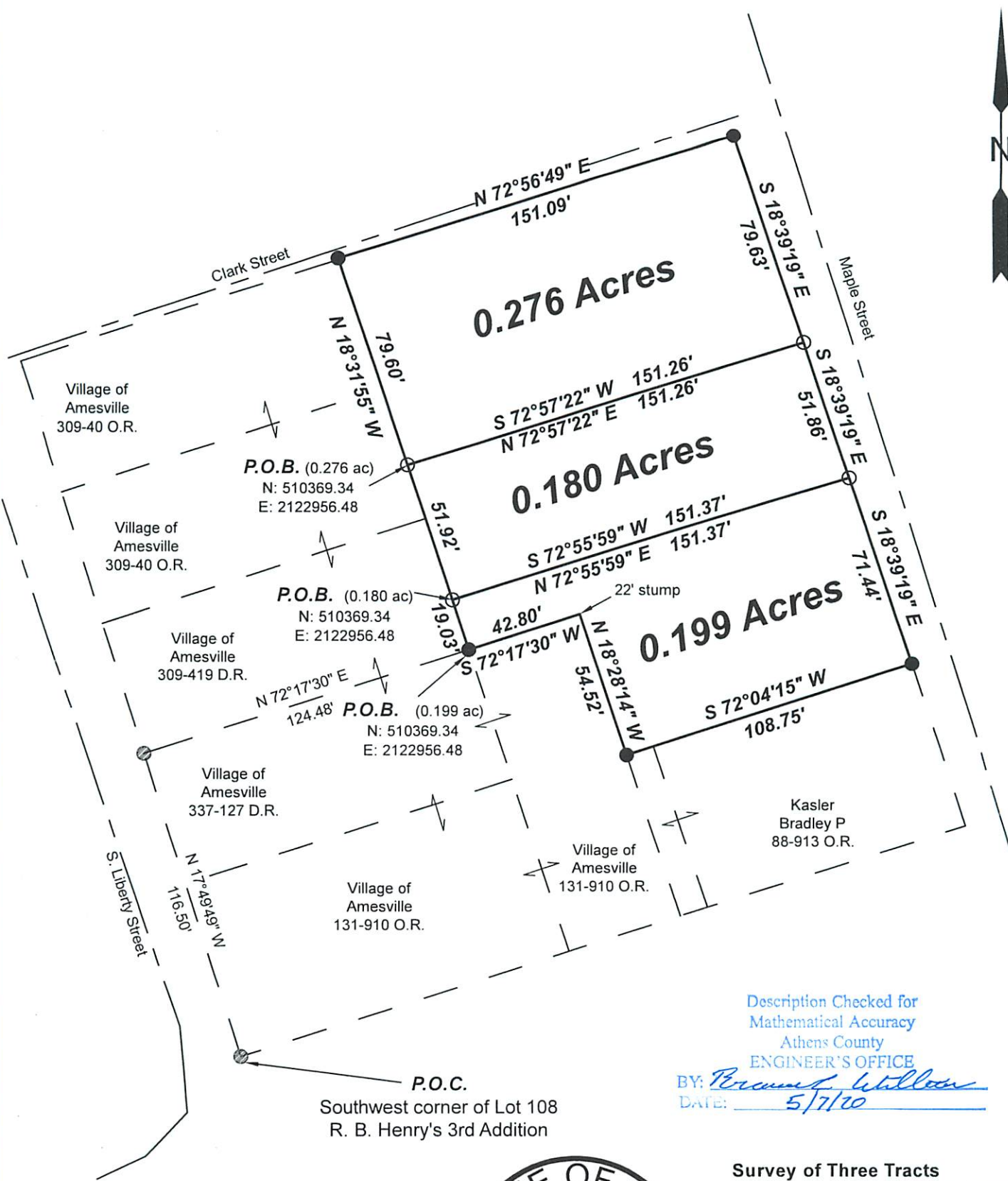
Jill Thompson
Athens County Auditor



Surveyed from Parent Parcel#:

CO2-00300610-00 0.163 ac.
CO2-00300612-00 0.017 ac.
CO2-00300619-00 0.019 ac.

JMB
5/19/20



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: Brannan Wilburn
 DATE: 5/7/20

Survey of Three Tracts
 Situated in the Village of Amesville,
 Section 3, T.6, R.13,
 Ames Twp., Athens Co., OH
 Surveyed April, 2020

By: John M. Branner
 John M. Branner, P.S. 6805
 P.O. Box 274
 The Plains, OH 45780



Scale 1"=50'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found
 Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys