

# Know all Men by these Presents

That Scott and Pauline Ervin, husband and wife,

of Athens County, State of Ohio, for valuable consideration paid, grant  
with general warranty covenants, to Ronnie Ervin

whose tax mailing address is Route 7, Box 538, Albany, Ohio 45701

the following real property:

Situated in Lease Lot 57, Section 14, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a found, laid over, stone at the southwest corner of a 26.59 acre tract described in Volume 335 Page 309 of the Athens County Deed Records; thence along the west property line of said 26.59 acre tract on an assumed bearing North 05 degrees 28 minutes 07 seconds East 1034.22 feet to a set iron pin the northwest corner of aforementioned 26.59 acre tract, also the northwest corner of Lease Lot 56 and THE TRUE POINT OF BEGINNING; thence North 05 degrees 15 minutes 13 seconds East 7.78 feet to a set iron pin; thence north 76 degrees 11 minutes 38 seconds East 99.27 feet to a set iron pin; thence North 70 degrees 25 minutes 56 seconds East 77.89 feet to a set iron pin; thence North 49 degrees 26 minutes 14 seconds East 30.00 feet to a set iron pin; thence South 85 degrees 09 minutes 32 seconds East 150.00 feet to a set iron pin; thence South 03 degrees 52 minutes 48 seconds West 93.09 feet to a set iron pin; thence along the north property line of a 26.59 acre tract described in Volume 335 Page 309 of the Athens County Deed Records North 85 degrees 09 minutes 32 seconds West 337.67 feet to a set iron pin the point of beginning containing 0.5037 acres and being part of a 6.4 acre tract described in Volume 273 Page 287 of the Athens County Deed Records.

To be included with the above description is a private easement over and across the grantors property and to be used exclusively for ingress and egress described as follows:

Commencing at a set iron pin, the northwest corner of Lease lot 56; thence on an assumed bearing North 05 degrees 15 minutes 13 seconds East 7.78 feet to a set iron pin THE TRUE POINT OF BEGINNING; thence North 13 degrees 48 minutes 22 seconds West 55.00 feet to a point; thence North 76 degrees 11 minutes 38 seconds East 99.27 feet to a point; thence North 70 degrees 25 minutes 56 seconds East 72.35 feet to a point; thence North 49 degrees 26 minutes 14 seconds East 153.26 feet to a point; thence North 54 degrees 25 minutes 50 seconds East 233.58 feet to a point the southeast corner of a 10.36 acre tract described in Volume 354 Page 161 of the Athens County Deed Records; thence South 03 degrees 52 minutes 48 seconds West 64.96 feet to a point; thence South 54 degrees 12 minutes 25 seconds West 187.86 feet to a set iron pin; thence South 49 degrees 26 minutes 14 seconds West 172.87 feet to a set iron pin; thence South 70 degrees 25 minutes 56 seconds West 77.89 feet to a set iron pin; thence South 76 degrees 11 minutes 38 seconds West 99.27 feet to a set iron pin the point of beginning containing 0.6552 acre and being part of a 6.4 acre tract described in Volume 273 Page 287 of the Athens County Deed Records.

Athens #14

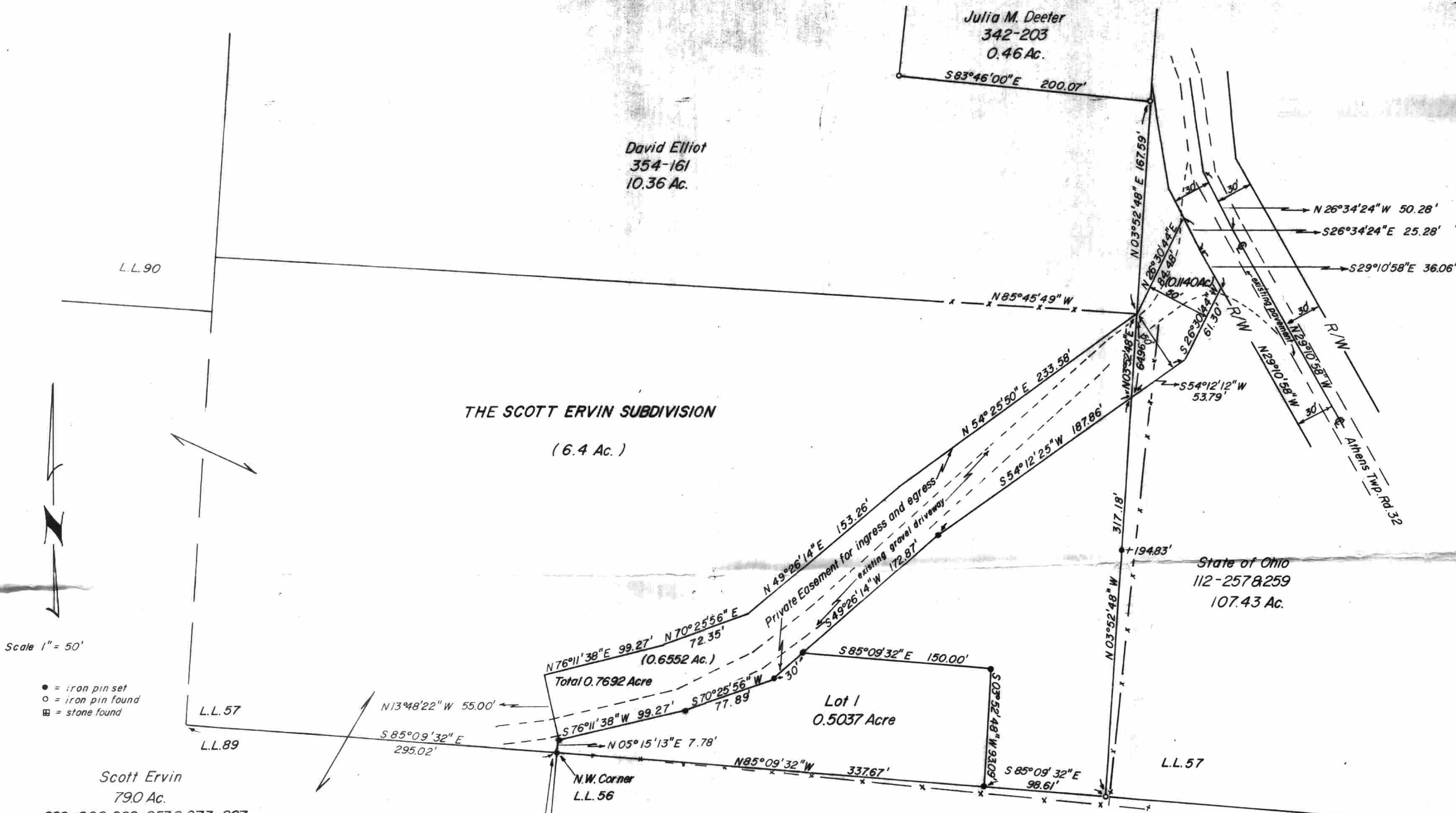
Note: All set iron pins are capped, 5/8 inch in diameter and 31 inches in length.

The above descriptions were written by Leonard F. Swoyer Registered Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys Athens, Ohio, October 18, 1983.

EXCEPTING AND RESERVING a life estate to the GRANTORS for and during their natural lives. Also excepting all mortgages and liens of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *Charles Madney*  
DATE: 12-18-84



Scale 1" = 50'

● = iron pin set  
○ = iron pin found  
■ = stone found

Scott Ervin  
790 Ac.  
220-602,222-253 & 273-287

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
Service Safety Director

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
County Regional Planning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
County Board of Health

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
County Engineer

Reviewed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.  
\_\_\_\_\_  
Township Trustees

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
County Commissioners

Transferred this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
County Auditor

Filed for Record this \_\_\_\_\_ day of \_\_\_\_\_ 1983,  
at \_\_\_\_\_ m. Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 1983  
in Plat Book \_\_\_\_\_ Page No. \_\_\_\_\_  
\_\_\_\_\_  
County Recorder

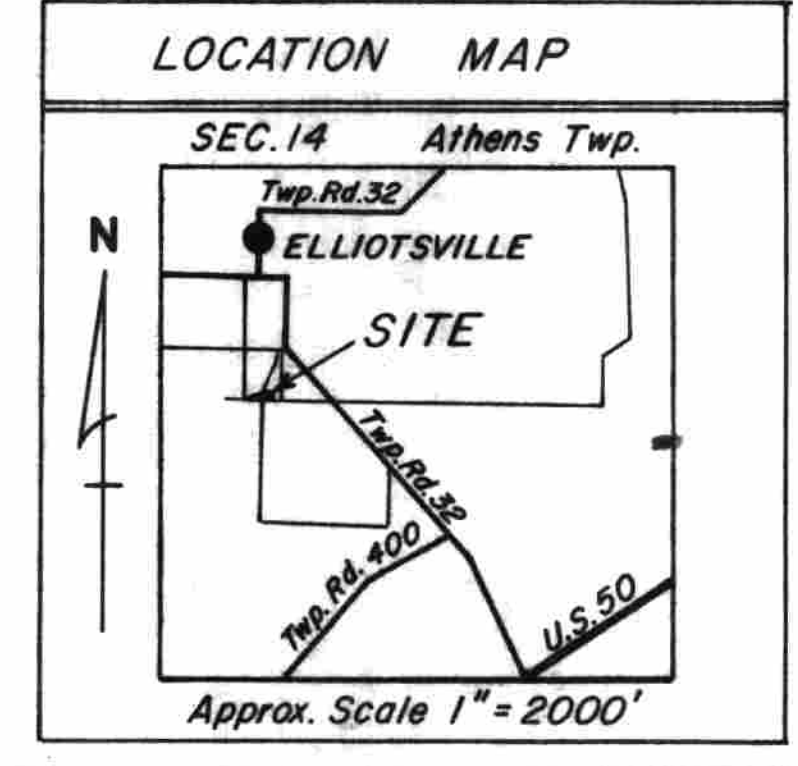
Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
\_\_\_\_\_  
City Planning Commission

David Elliot  
354-161  
10.36 Ac.

Julia M. Deeter  
342-203  
0.46 Ac.

State of Ohio  
112-257 & 259  
107.43 Ac.

Carl L. & Bernice Pratt  
Shermer  
232-130  
335-309  
26.59 Ac.



The undersigned \_\_\_\_\_ hereby certify that the attached plat correctly represents THE SCOTT ERVIN SUBDIVISION, a subdivision of Lot 1, do hereby accept this plat of same and dedicate to private use the easement shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness thereof \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.  
Witness \_\_\_\_\_ signed \_\_\_\_\_

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.  
By Leonard F. Swayer II  
Leonard F. Swayer II, Registered Land Surveyor No. 6765

State of Ohio  
County of Athens  
Before me a Notary Public in and for said County personally came \_\_\_\_\_ who acknowledged the signing of the foregoing instrument to be their voluntary act, and deed for the purposes therein expressed.

In Witness whereof I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_ 1983.  
By \_\_\_\_\_

Plat of Lot 1 of THE SCOTT ERVIN SUBDIVISION containing 0.5037 Acre  
Sited in Section 14, Town 3, Range 14, Athens Township, Athens County, Ohio.

Grantor claims title to the above by Deed Recorded in Volume 273  
Page 287 Athens County Deed Records.

Prepared By  
SOUTHEASTERN LAND SURVEYS  
For Ronnie and Sharon Ervin - October 18, 1983



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