Description Checked for Mathematical Accuracy Athens County

DATE:

TRACT TWO:

Description of a 0.419 acre Tract (Combining Existing Lots of Record)

Situated in River-lot# 349, Section 19 and Section 25, T.10, R.14, Dover Township, Athens County, Ohio and being all of Tract Three as described in Vol 459, Page 2037 of the Official Records of Athens County, being all of Lots 7 and 8 of Tylertown and being more particularly described as follows:

Beginning at an iron pin set at the Northerly most corner of Lot #8 of Tylertown Thence, along the east-lines of Lots 8 & 7 of Tylertown (Riley 459-2037 O.R.)

S 30° 18' 43" E, 153.78 feet to an iron pin set;

Thence, along the south-line of Lot #7 of Tylertown (Riley 459-2037 O.R.)

S 57° 20' 51" W, 108.24 feet to an iron pin set in the North right of way line of State Route 682; Thence, along the North right of way line of State Route 682;

N 38° 36' 02" W, 153.12 feet to an iron pin set;

Thence, along the North-westerly line of Lot #8 of Tylertown (Lovsey 421-2247 O.R.)

N 56° 45′ 06" E, 130.39 feet to the point of beginning and containing 0.419 Acres.

Comprising all of PID.#s:G0102501300,G0102501400

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

The above description is based on a field survey completed Nv. 2016 by John M. Branner P.S. 6805

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Legal Description Pre-Approval APPROVED

All transfers are subject to Athens County Conveyance Standards

DEC 01 2016

Jill Thompson Athens County Auditor

