

0.5555 ACRE PARCEL

FOP : Jerry L. and Janice S. Ziegler

DATE: 16 June 1983

Situate in River Lot 345, Section 19, Town 10, Range 14, The Plains, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an iron pipe found in the Southeast corner of River Lot 345, Section 19, said iron pipe found also being in the South line of Section 19, said iron pipe found also being in the Dover-Athens Township Line, said iron pipe found also being in the Southeast corner of a 0.3 acre parcel owned by Carolyn S. Martin as recorded in Deed Book 348, Page 565 in the Athens County Recorder's Office, Athens County, Ohio, said iron pipe found also being in the North Right-Of-Way line of Pine Street, said iron pipe found also being in the Easterly Right-Of-Way line of McDonald St.; thence N 04°55'54" E along the East line of said 0.3 acre (C.S. Martin) parcel and the East line of said River Lot 345 (Section 19), 150.00 feet to an iron axle found in the Northeast corner of said 0.3 acre (C.S. Martin) parcel, said iron axle found also being in the Grantor's Southeasterly property corner, said iron axle found also being the real point of beginning of the parcel herein described:

Thence N 85°13'35" W along the Grantor's Southerly line and the Northerly lines of said 0.3 acre (C.S. Martin) parcel, a 0.3740 acre parcel owned by Pamela J. and Thomas L. Mair as recorded in Deed Book 366, Pg. 117 in said Recorder's Office and a 0.3483 acre parcel owned by Jeffrey P. and Annette K. Ziegler as recorded in Deed Book 371, Pg. 471 in said Recorder's Office, 310.24 feet to a point in the Northwest corner of said 0.3483 acre (J.P. & A.K. Ziegler) parcel; thence N 04°42'02" E along a Northwardly extension of the West line of said 0.3483 acre (J.P. & A.K. Ziegler) parcel, 76.32 feet to a point in the Grantor's North property line, said point bearing S 85°50'08" E, 50.00 feet from a round head iron bolt found in the Grantor's Northwest property corner and the Southwest property corner of a 1.5 acre parcel owned by Garry E. and Donna L. Bruce as recorded in Deed Book 328, Pg. 429 and corrected by D.B. 330, Pg. 895 in said Recorder's Office; thence S 85°50'08" E along the Grantor's North property line and the South line of said 1.5 acre (G.E. & D.L. Bruce) parcel, 310.57 feet to a bent iron bolt found that was replaced with an iron pipe set in the Grantor's Northeast property corner, the Southeast property corner of said 1.5 acre (G.E. & D.L. Bruce) parcel and the said East line of River Lot 345 (Section 19), passing through additional iron pipes set at 101.70 feet and 210.56 feet; thence S 04°55'54" W along the Grantor's East property line and the said East line of River Lot 345 (Section 19), 79.62 feet to the point of beginning and containing 0.5555 acre.

Ingress and Egress for the above described parcel is to be provided over, through, and across the following described 50.0 feet in width Ingress-Egress Easement, which is to become a Northerly extension of Clinton St. in The Plains, Ohio.

Commencing at the Northwest corner of the above described 0.5555 acre parcel, said point also being the real point of beginning of the 50.0 feet in width Ingress-Egress Easement, which is become a Northerly extension of Clinton St. in The Plains, Ohio.

Thence S 04°42'02" W along the West line of the herein described 0.5555 acre parcel and the West line of said 0.3483 acre (J.P. & A.K. Ziegler) parcel, 226.32 feet to a point in the Southwest corner of said 0.3483 acre (J.P. & A.K. Ziegler) parcel, one of the Grantor's Southwest property corners and the North R/W line of Pine St., as well as also being in the South line of River Lot 345 (Section 19) and also being in the Dover-Athens Township Line; thence N 85°13'35" W along the Grantor's South property line, said North R/W line of Pine St., the South line of River Lot 345 (Section 19) and said Dover-Athens Township Line, 50.00 feet to a bent bolt found that was replaced with an iron pin set in the Grantor's Southwest property corner; thence N 04°42'02" E along the Grantor's West property line, 225.79 feet to a round head iron bolt found in the Grantor's Northwest property corner; thence S 85°50'08" E along the Grantor's North property line, 50.00 feet to the point of beginning and containing 0.2594 acre.

Subject to all legal highways and easements of record.

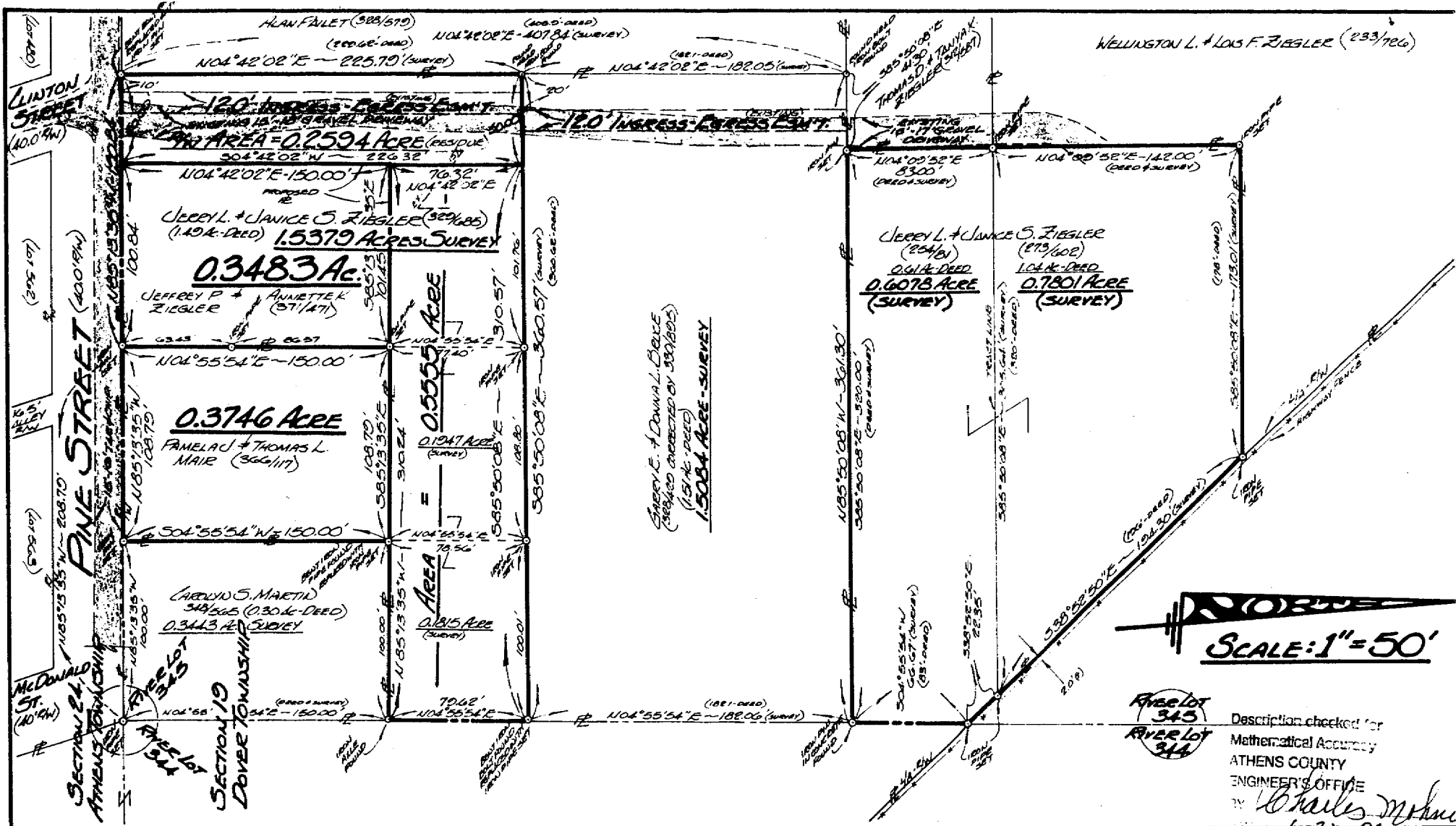
Grantor claims title for the above described parcel by Deed Book 329, Pg. 585 as recorded in the Athens Co. Recorder's Office, Athens Co., Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139, (Job No. 581-05), completed on 2 June 1981 and revised on 9 Aug. 1982 and 16 June 1983.



Mathematical:

ATHENS COUNTY
ENGINEER'S OFFICEBY: *Charles M. Mowley*
DATE: 6-21-8339
DN#19



SCALE: 1" = 50'

River lot
345
River lot
344

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

Charles M. Payne
6-21-85



FOR: **JERRY L. & JANICE S. ZIEGLER**
99 LINTON STREET
THE PLAINS, OHIO ~ 45780

BY: **GERALD W. BAYHA, P.S.**
REGISTERED PROFESSIONAL SURVEYOR No. 57639
ROUTE 165 - BOX NO. 204

PLAT OF SURVEY

OF ASSORTED PARCELS SITUATE IN RIVER LOT 345 - SECTION 19 -
TOWNSHIP 10 - RANGE 14 - THE PLAINS - DOVER TOWNSHIP -
ATHENS COUNTY - STATE OF OHIO - U.S.A.

Parcel	Area	Remarks	Date
GA	GA	5415'82" - 0.3483 Acre CUT-OUT ADDED 92	1985

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