

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: John M. Branner  
DATE: 5/29/14

### Description of a 0.36 Acre Tract

Situated in In-lots 45,46,66,67 in the Village of Albany, Ohio, Section 2, Lee Twp, Athens County, Ohio and being all of the five tracts as described in Volume 426, Page 440 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the North-East corner of Inlot 46 in the Village of Albany, thence, along East-line of said Inlot and the west-line of Acme Rentals L.L.C., 423-1402 O.R. S 5° 26' 32" W, 67.50 feet to a point in the North-line of the General Telephone Co. Tract, passing an iron pin found at 66.51 feet;

Thence, along the line of General Telephone Company ( 247-579 D.R.)

N 85° 13' 56" W, 23.07 feet to a point

S 56° 23' 49" E, 30.31 feet to an iron pin found;

Thence, along the West-line of Sedwick , (381-05 O.R.)

S 33° 06' 33" W, 71.68 feet to an iron pin found;

Thence, along the lines of Triple D, L.L.C. ,(467-383 O.R.)

S 33° 08' 17" W, 75.40 feet to a point;

N 59° 22' 21" W, 76.03 feet to an iron pin found, passing a p.k. Nail set in wood post at 2.42 feet;

Thence, along the East-line of Fred Dailey (451-2124 O.R.)

N 19° 39' 29" E, 87.19 feet to an iron pin found;

Thence, along the lines of Holdcroft ( 485-1489 O.R.)

S 69° 38' 26" E, 23.42 feet to an iron pin found;

N 31° 28' 06" E, 57.67 feet to an iron pin found;

N 6° 47' 09" E, 42.26 feet to an iron pin found;

Thence along the South right of way line of Alton Street:

N 88° 45' 06" E, 63.57 feet to the point of beginning an containing 0. 36 acres.

Subject to all easements and rights of way of record

Bearings are assumed and are to be used to denote interior angle only.

The above description is based on a field survey completed May 2014 by

John M. Branner P.S. 6805

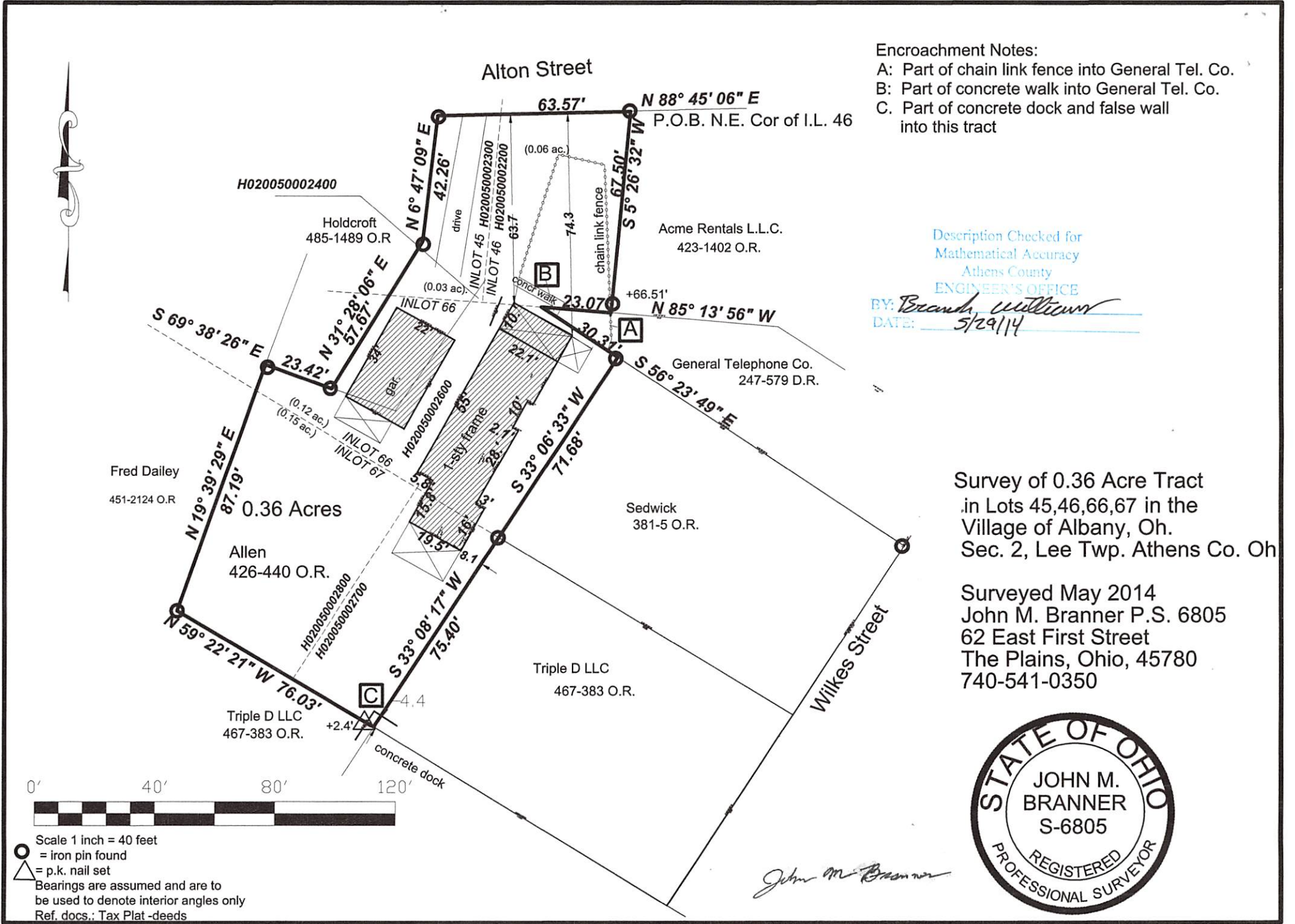
*John M. Branner*



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

MAY 29 2014

Jill Thompson  
Athens County Auditor



Encroachment Notes:  
 A: Part of chain link fence into General Tel. Co.  
 B: Part of concrete walk into General Tel. Co.  
 C: Part of concrete dock and false wall into this tract

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Survey of 0.36 Acre Tract  
 in Lots 45,46,66,67 in the  
 Village of Albany, Oh.  
 Sec. 2, Lee Twp. Athens Co. Oh

Surveyed May 2014  
 John M. Branner P.S. 6805  
 62 East First Street  
 The Plains, Ohio, 45780  
 740-541-0350



*John M. Branner*



Scale 1 inch = 40 feet  
 ○ = iron pin found  
 △ = p.k. nail set  
 Bearings are assumed and are to be used to denote interior angles only  
 Ref. docs.: Tax Plat -deeds

0.36 Acres  
more or less

