

DESCRIPTION TO CLARIFY DISCREPANCIES IN EXISTING DEED

FOR : Monnie L. Boggess

DATE: 28 August 1979

The following description is intended to clarify discrepancies found in the existing deed (Volume 326, Page 359), but is exactly the same parcel of real estate as described in said Volume 326, Page 359 and reflects the results of a recent thorough survey of said premises by Gerald W. Bayha, P.S., Registered Professional Surveyor No. 6139 on 28 August 1979, done under Job No. 879-04.

Situate in Section 2, Town 10-N, Range 15-W, Village of Albany, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Being a portion of Lot #45 in said Village of Albany and being more particularly described as follows:

Commencing at an iron bolt found in the existing Northeast property corner of said above described parcel (Volume 326, Page 359), said iron bolt also being in the North line of Lot #45 and the South line of Alton Street, said iron bolt found bearing S 88°39'24" W, 263.88 feet from an iron pin found in the Northeast corner of Lot #48 in said Village of Albany, said iron bolt found also being the real point of beginning of the parcel herein described:

Thence S 06°49'36" W along the existing East line of said above described parcel (Volume 326, Page 359), 50.01 feet to an iron pin found in the Southeast corner of said above described parcel (Volume 326, Page 359), said iron pin found being approximately 1.4 +/- feet Southeast of the Southeast corner of an existing one story frame dwelling; thence S 87°44'53" W along the South line of the above described parcel (Volume 329, Page 359), 30.17 feet to an iron pin found at the North end of an existing fence; thence N 00°09'21" E along the West line of said above described parcel (Volume 329, Page 359), 49.97 feet to an iron pin found in the Northwest corner of said existing above described parcel (Volume 329, Page 359), ~~XXX~~ the South line of said Alton Street and the North line of said Lot No. 45, said iron pin found bearing N 88°39'24" E, 1.78 feet from the original Northeast corner of Lot No. 44 and the original Northwest corner of Lot No. 45; thence N 88°39'24" E along the North line of said existing above described parcel (Volume 329, Page 359), the said South line of Alton Street, the said North line of Lot No. 45, 35.96 feet to the point of beginning and containing 0.0377 acre (1,643.446 square feet).

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 326, Page 359 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 879-04), completed on 28 August 1979.



Description checked for

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY:

DATE: Oct 12 1979

NON-BUILDING SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL

FOR : Monnie L. Boggess

DATE: 28 August 1979

Situate in Section 2, Town 10-N, Range 15-W, Village of Albany, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an iron bolt found in the Grantee's existing Northeast property corner, said iron bolt also being in the Grantor's existing Northwest property corner, said iron bolt bearing S 88°39'24" W, 263.88 feet from an iron pin found in the Northeast corner of Lot #48, said iron bolt found being in the North line of Lot #45 and the South line of Alton Street, said iron bolt found also being the real point of beginning of the parcel herein described:

Thence N 88°39'24" E along the Grantor's North line, the North line of Lot #45 and the South line of Alton Street, 10.30 feet to an iron pipe set; thence S 07°11'58" W along a random line, 41.91 feet to an iron pipe set; thence S 32°02'51" W along a random line, 57.67 feet to an iron pipe set; thence N 69°54'47" W along a random line, 23.42 feet to an iron pipe set in the Grantor's Westerly line, said iron pipe set being in an existing fence line; thence N 20°05'13" ^{WE} along the said Grantor's West line and said existing fence line, 33.37 feet to an iron pin found in one of the Grantor's Northwesterly corners and the Grantee's existing Southwest corner; thence N 87°44'53" E along one of the Grantor's existing Northerly lines and the Grantee's existing South line, 30.17 feet to an iron pin found in one of the Grantor's Northwesterly corners and the Grantee's existing Southeast corner; thence N 06°49'36" E along one of the Grantor's existing Westerly lines and the Grantee's existing East line, 50.01 feet to the point of beginning and containing 0.0365 acre (1,593.588 square feet).

The above described NON-BUILDING SITE ADJOINING PROPERTY OWNER TRANSFER is intended to be held in contiguous and continuous ownership with an existing 0.0377 acre parcel presently owned by the Grantee herein.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 325, Page 703 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 879-04), completed on 28 August 1979.

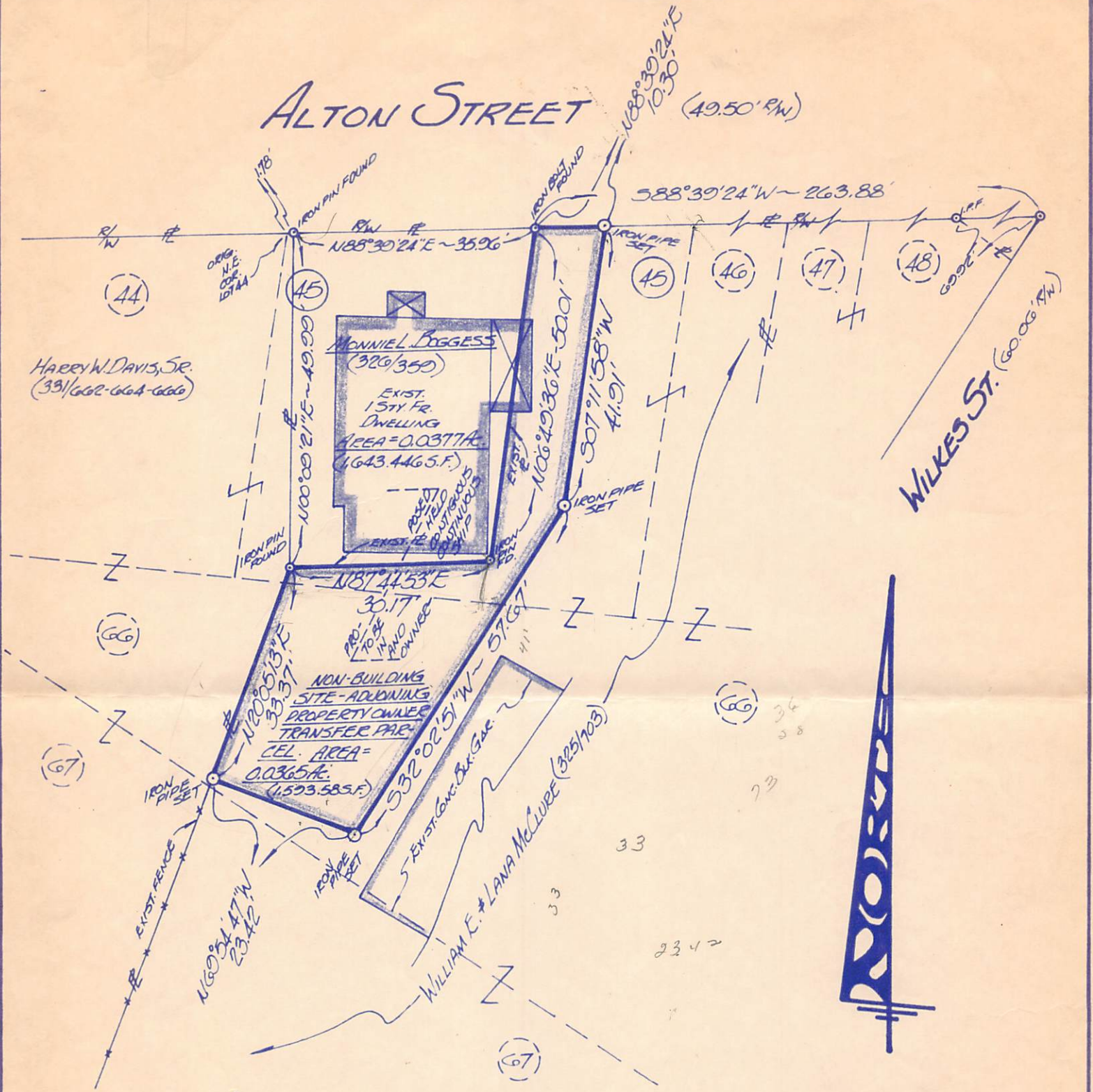


Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Paul Shild*

DATE: *Oct 12-1979*

ALTON STREET



Drawn: *GB* Chkd: *GB* Surveyed For: **MONNIE BOGESS** SCALE: 1" = 20'

PLAT OF SURVEY

OF A NON-BUILDING SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL SITUATE IN P. LOTS 45 & 66 ~ SECTION 2 ~ T.10.N ~ R.15.W ~ VILL. OF ALBANY ~ LEE TOWNSHIP ~ ATHENS CO. ~ OHIO.

BY: **GERALD W. BAYHA, P.S.**
 REGISTERED PROFESSIONAL SURVEYOR No. 5-6139
 Route No. 5 - Box No. 204 (PLEASANT HILL) ATHENS OHIO - 45701 - PHONE: (614) 502-4308
 Job No.: 879-04 DATE: 28 AUG. 1979

