



Instrument  
9700002562

# Know all Men by these Presents

That Phyllis Bretz, a widow and unremarried, GRANTOR,

of Athens County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to R. L. Hines, single, GRANTEE,

whose tax mailing address is P.O. Box 5851, Athens, OH 45701

the following real property:

Situated in Section 25, Town 6, Range 12, Rome Township, Athens County, State of Ohio, and being more particularly described as follows:

Commencing at a 1" iron pipe found in the northeast corner of Inlot No. 34 in the Village of Guysville, said iron pipe found also being in the southwest corner of the intersection of Main Street (State Route No. 329) with Union Street in said Village; thence South 81° 28' 22" East along the South line of Main Street (State Rt. No. 329) and the North line of Lots Nos. 30 through 33 in said Village, a total distance of 430.77 feet to a point in the East line of Franklin Street and in the East Village limit line; thence North 09° 31' 48" East along said East Village limit line and said East line of Franklin Street a total distance of 209.60 feet to a 5/8" iron pin set in the Grantor's Southwest corner (passing through a railroad spike found in the center of said S.R. 329 at 42.49 feet, and a iron pin found at 72.49 feet) said 5/8 iron pin set also being the real point of beginning of the parcel herein described:

Thence continuing North 09° 31' 48" East along said East Village limit line, and said East line of Franklin Street and the Grantor's West line, a total distance of 187.07 feet to a 5/8" bar set; thence along a new line North 54° 37' 16" East a total distance of 21.12 feet to a 5/8 bar set in the Grantor's East line; thence along the Grantor's East line South 16° 52' 27" East, a total distance of 222.19 feet to a iron pin found at the Grantor's Southeast corner; thence along the Grantor's South line North 81° 57' 50" W a total distance of 113.81 feet to the point of beginning and containing 0.295 acres.\*

The above description reflects an accurate survey of the premises subject to all legal rights of way and easements of record.

This survey prepared by: John M. Branner, Registered Professional Surveyor No. 6805 on 11/19/95.

Subject to accrued real estate taxes which Grantee agrees to assume and pay.

\*This tract shall be held continuous and contiguous with the adjoining 0.4485 acre parcel. No residential building shall occur without Health Department approval.

.50 transferred  
April 17, 1997

9700002562  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
On 04-18-1997 At 03:49 pm.  
DEED 18.00  
Vol. 250 Pg. 88 - 90

This Conveyance has been examined  
and the Grantor has complied with  
Section 613.02 of the Revised Code.

No. 277  
David L. Epton, Athens County Auditor

By Deputy Auditor

9700002562  
JOHN LAVALLE  
207 COLUMBUS RD - SUITE B  
ATHENS, OH 45701

N 54° 37' 16" E  
21 12'

PHYLLIS BRETZ  
DB. 294-198  
15.0 Ac.

SCALE 1"=30'

LEGEND

- = MONUMENT FOUND
- ⊙ = 5/8" REBAR MONUMENT SET

BASIS OF BEARINGS

BEARINGS ARE BASED  
ON A SURVEY PERFORMED  
C-14-77 BY GERALD W BAYHA

FRANKLIN STREET 50' R/W  
N 09° 31' 48" E 187.91'

0.295 Ac.

S 16° 52' 27" E 222.19'

LAWRENCE L.  
MCDANIEL  
O.R. 200-432  
81.66 Ac.

1" IRON PIPE FOUND  
N.E. CORNER OF INLOT No. 34  
IN THE VILLAGE OF GUYSVILLE

S.W. COR. OF INT. S 81° 28' 22" E 430.11'  
MAIN ST. S.R. No 329  
AND UNION ST. IN GUYSVILLE

N 81° 57' 50" W 113.81'

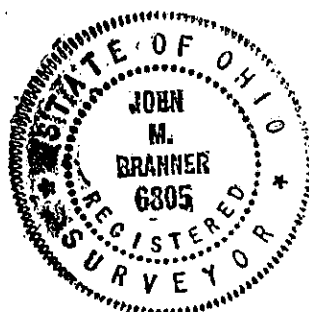
RICHARD HINES  
0.4485 Ac.

PLAT OF SURVEY

ATHENS COUNTY, OHIO  
ROME TOWNSHIP  
SECTION 25, TOWNG, RANGE 12

FOR: RICHARD HINES

DATE 11-19-95



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