

# Know all Men by these Presents

That **LOWELL ASHCRAFT and FLORENCE ASHCRAFT (Husband and Wife)**

of the Township of Alexander, County of ATHENS  
and State of OHIO; as the Grantors, in consideration of the sum of  
one dollar and other valuable consideration,  
to be paid by

**BERT L. ASHCRAFT and TAMMY S. ASHCRAFT (Husband and Wife)**

of the Township of Alexander, County of Athens  
and State of Ohio, as the Grantee, the receipt whereof is hereby  
acknowledged, do hereby **grant, bargain, sell and convey** to the said Grantee s

**BERT L. ASHCRAFT and TAMMY S. ASHCRAFT,** JOINTLY WITH RIGHT OF  
SURVIVORSHIP,  
and their heirs and assigns forever, the  
following **Real Estate** situated in the County of Athens,  
in the State of Ohio, and in the Township of  
Alexander, and bounded and described as follows:

A 10 acre tract being a part of the First Tract conveyed by O.C. Harner  
and Mary Delle Harner, his Wife, to the above Grantors, on March 19th,  
1975, and recorded in Vol. 328, pg. 201 of the Athens County Deed Records,  
the present conveyance which is described as follows:

PART of Lot 1, Section 21, Township 8, and Range 14.

Beginning at an iron pin in the center of Alexander Township Road No.  
52, said pin being south  $88^{\circ}39'40''$  east 50.03 feet from the southwest  
corner of Lot 1; thence continuing along said road south  $88^{\circ}39'40''$   
east 263.87 feet to a spike found; thence North  $87^{\circ}44'38''$  east  
94.25 feet to a bolt found at the southwest corner of a 5.06 acre tract  
owned by Alexander Township Trustees; thence leaving said road north  
 $7^{\circ}45'0''$  east 260.37 feet to a bolt found; thence north  $85^{\circ}53'36''$  east  
613.07 feet to a bolt found; thence north  $1^{\circ}04'02''$  east 299.59 feet to  
an iron pin set; thence north  $88^{\circ}55'58''$  west 998.83 feet to an iron pin  
set; thence south  $1^{\circ}04'02''$  west 617.69 feet to the place of beginning  
and containing 10.00 acres.

Based upon the survey made by: Evans, Mechwart, Hambleton & Tilton, Inc.,  
registered surveyor #6535.

Last Transfer: Deed Record Volume 328, Page 201; being a part of the  
First Tract conveyed; Prior references: Vol 197, Pg. 305.

**To have and to hold** said premises, with all the privileges and appurtenances  
thereunto belonging, to the said Grantee s

JOINTLY WITH RIGHT OF SURVIVORSHIP and their heirs and assigns forever.  
And the said Grantor s

**LOWELL ASHCRAFT and FLORENCE ASHCRAFT**

do hereby covenant with the said Grantee s for themselves and their heirs,

**BERT L. ASHCRAFT and TAMMY S. ASHCRAFT**

their heirs and assigns, that they are lawfully seized of the premises  
said; that the said premises are free and clear from all Incumbrances whatsoever

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *Charles McKinney*

DATE: *1-16-85*

9  
ALL # 21

Jeppers  
298-621

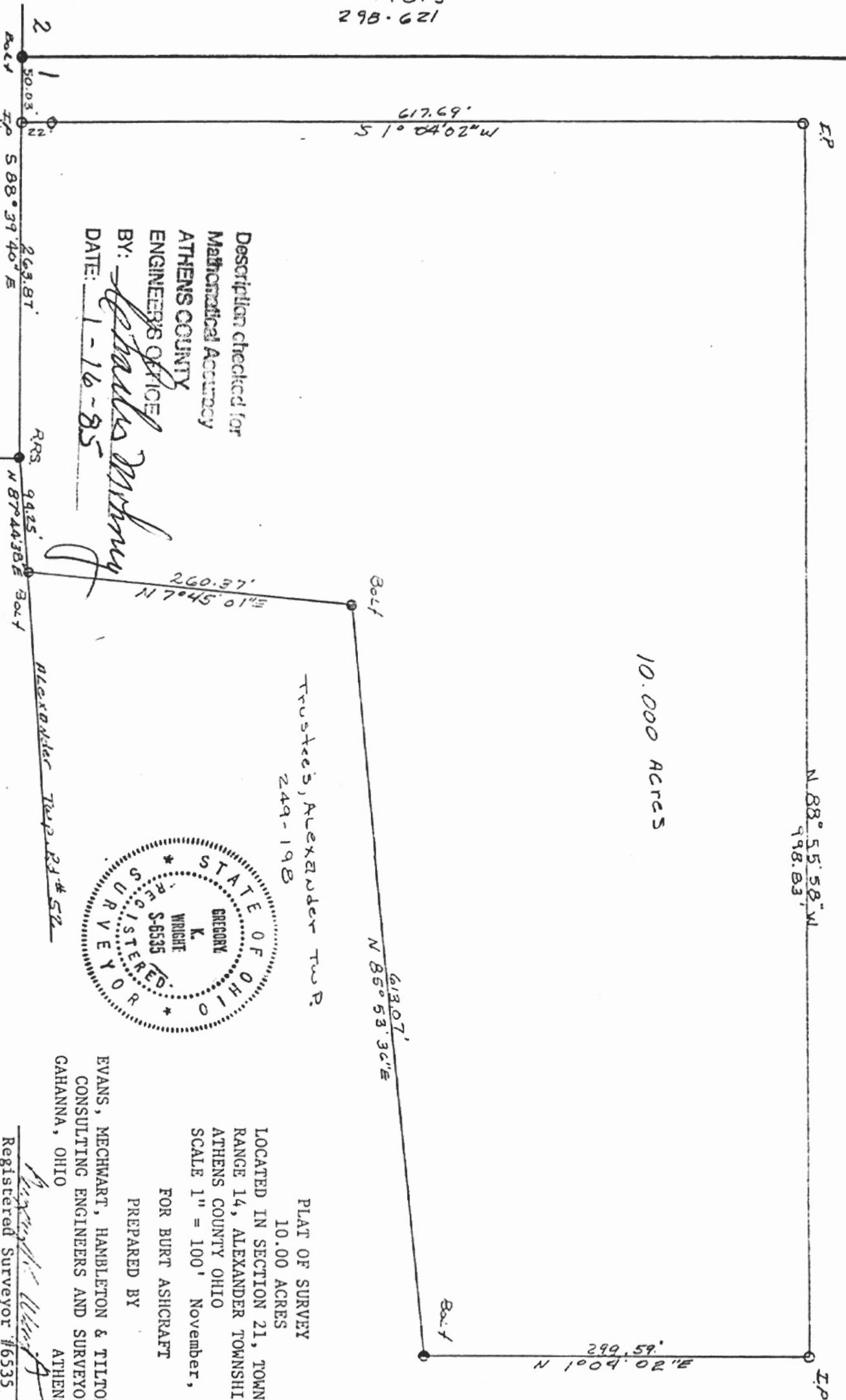
Ashcraft 328-201

N 88° 55' 58" W  
198.83'

10.000 ACRES



● = FOUND  
○ = SET



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *Charles M. Wright*  
DATE: 1-16-85



Trustees, Alexander Twp.  
249-198

PLAT OF SURVEY  
10.00 ACRES  
LOCATED IN SECTION 21, TOWN 8,  
RANGE 14, ALEXANDER TOWNSHIP,  
ATHENS COUNTY OHIO  
SCALE 1" = 100' November, 1984  
PREPARED BY  
FOR BURT ASHCRAFT  
EVANS, MECHWART, HAMBLETON & TILTON, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
ATHENS, OHIO  
Gahanna, Ohio  
*Gregory K. Wright*  
Registered Surveyor #6535

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RO-1531

TO WHOM IT MAY CONCERN:

The following is our computer print-out of the mathematical closure of the bearings and distances shown in the attached description(s).

BEARING	DISTANCE	LATITUDE	DEPARTURE
S 88° 39' 40" E	263.870	-6.166	263.798
N 87° 44' 38" E	94.250	3.710	94.177
N 07° 45' 00" E	260.370	257.992	35.111
N 85° 53' 36" E	613.070	43.904	611.496
N 01° 04' 02" E	299.590	299.538	5.580
N 88° 55' 58" W	998.830	18.604	-998.657
S 01° 04' 02" W	617.690	-617.583	-11.505

Error of Closure; -.0005 North and .0004 East

Relative Error of Closure is less than 1 Part per 100000.

Area = 435602.416 sq. ft. or 10.0000 acres.

EVANS, MECHAM, HAMILTON & TILTON, INC.

By *Mary Kay West*