

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

JUL 14 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David E. Stewart
DATE: 7/11/16

DESCRIPTION OF A 9.763 ACRE TRACT

Situated in Farm-lot #1, Section 10, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of the David and Anne Pratt 25.021 acre tract as recorded in Volume 304, Page 1179 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the North-west corner of the aforementioned 25.021 acre tract, said pin calculated to bear North 39 degrees 54 minutes 39 seconds West, 1873.26 feet from the South-east corner of Farm-lot #1;

Thence, along the South-line of Neil T. and Maria Pratt (301-2240 O.R.)

N 83° 24' 31" E, 617.08 feet to an iron pin found;

N 87° 09' 56" E, 357.03 feet to a point in Pleasant Hill Road, passing an iron pin set at 291.9 feet;

Thence, along said road:

S 14° 34' 59" E, 119.50 feet

S 16° 11' 59" E, 157.04 feet;

S 7° 01' 19" E, 161.54 feet;

S 9° 48' 11" W, 131.68 feet;

S 18° 43' 21" W, 88.37 feet;

Thence, leaving said road and along new lines created by this survey:

N 71° 10' 50" W, 192.70 feet to an iron pin set, passing an iron pin set at 26.00 feet;

N 2° 23' 46" W, 107.38 feet to an iron pin set;

N 81° 56' 07" W, 803.89 feet to an iron pin set;

Thence, along the East-line of Neil T. and Maria Pratt (301-2240 O.R.)

N 6° 16' 26" W, 271.14 feet to the point of beginning and containing 9.763 Acres.

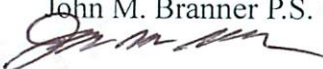
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing : Grid North- N.A.D. 83

The above description is based on a field survey completed June 2016 by

John M. Branner P.S. 6805



P.O.B. bears
N 39° 54' 39" W
1873.26' (calc.)
from S.E. Cor of
F.L.#1, Sec. 10
T.8, R.14.

PRATT NEIL T & MARIA
301-2240 O.R.
84.659 AC.

PRATT NEIL T & MARIA
301-2240 O.R.
4.77 AC

N 83° 24' 31" E
617.08'

N 87° 09' 56" E
357.03'

+291.9'
S 14° 34' 59" E
119.50'
Pleasant Hill Rd. C.R. 21
S 16° 11' 59" E
157.04'

9.763 Acres

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N 81° 56' 07" W
803.89'

PRATT DAVID K & ANNE
304-1179 O.R.
25.021 AC.

N 2° 23' 46" W
107.38'
N 71° 10' 50" W
192.70'
S 18° 43' 21" W
88.37'
S 9° 48' 11" W
137.68'
+25.0'



0' 100' 200' 300'

Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys

Survey of a 9.763 Acre Tract
Situated in F.L.#1, Section 10,
T.8, R.14, Alexander Twp.,
Athens Co., Ohio
Surveyed June 2016

By: John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd,
Athens, Ohio 45701
740-541-0350