

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perand J. Williams*
DATE: 5/6/16

DESCRIPTION OF A 5.791 ACRE TRACT

Situated in Farm Lots 1 (Section 21) and 2 (Section 15), T.8, R.14, Alexander Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest corner of Farm Lot 2 (Section 15);
Thence N 36° 23' 27" E, 964.92 feet (calculated) to a point in the center of Sams Road (TR-51) and also being the **Point of Beginning** for the survey herein described:

Thence along the center of said road;
S 47° 38' 53" W, 60.38 feet to a point;
Thence leaving said road and along new lines created by this survey;
N 76° 27' 07" W, 527.93 feet to an iron pin set, passing an iron pin set at 30.00 feet;
Thence N 3° 49' 19" E, 142.16 feet to an iron pin set;
Thence N 86° 10' 41" W, 350.00 feet to an iron pin set;
Thence N 3° 49' 19" E, 550.00 feet to an iron pin set;
Thence S 86° 10' 41" E, 400.00 feet to an iron pin set on the west line of Crawford (467-1846 OR) 11.13 acre tract;
Thence along the west line of said tract;
S 3° 49' 19" W, 650.00 feet to an iron pin set;
Thence along the south line of said tract;
S 76° 27' 07" E, 519.63 feet, passing an iron pin found at 492.03 feet, to the point of beginning and containing 5.791 acres total of which 5.159 acres lie in B010010067200, 0.622 acres lie in B010010066500 and 0.010 acres lie in B010010066400.

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 - Ohio South Zone
The above description is based on a field survey completed May 2016 by
John M. Branner P.S. 6805



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

MAY 09 2016

Jill Thompson
Athens County Auditor



Parcel 1 5.791 Acres (Total)

ASHCRAFT
LOWELL E
346-550 OR
52.14 ac.
B010010067200

5.159 ac.
B010010067200

Legal Description Pre-Approval
APPROVED
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MAY 09 2016

Jill Thompson
Athens County Auditor

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BY: *Frank William*
DATE: 5/9/16

Survey of a 5.791 Acre Tract
Located in FL 1, Section 21,
and FL 2, Section 15
T-8, R-14, Alexander Twp.,
Athens Co., Ohio
Surveyed May 2016

By: *John M. Branner*
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



CRAWFORD
JUSTIN T
467-1846 OR
11.13 ac.

POB (Parcel 2)
Old Locust Corner Tree at Northwest Corner of
Ashcraft (475-1127 OR) Tract 3

Parcel 2 0.562 ac.

To be continuous and contiguous with
Ashcraft (475-1127 OR) Tract 3

ASHCRAFT
BERT L & TAMMIE S
475-1127 OR
(3.33 ac.)
B010010066300

ASHCRAFT
BERT L
& TAMMIE S
475-1127 OR
B010010066400

0.622 ac
B010010066500

0.010 ac
B010010066400

ASHCRAFT
BERT L & TAMMIE L
475-1127 OR
(3.52 ac.)
B010010066500

P.O.B. (Parcel 1)
Bears N 36° 23' 27" E, 964.92 feet (calculated)
from Southwest Corner of Farm Lot 2

Sams Road
(TR-51)



Scale 1 Inch = 120 feet

- = Iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = Iron pin found
- Bearings: N.A.D. 83 Grid North
- Ref. Docs.: Tax Plat, Deeds, Surveys

