

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: *Branner*
DATE: 9/7/17

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

SEP 07 2017

DESCRIPTION OF A 5.033 ACRE TRACT Jill Thompson
Athens County Auditor

Situated in Farm Lots 5, Section 17, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Gene P. French 146.50 acre tract as recorded in Volume 366, Page 283 of the Official Records of the Athens County Recorder's Office and being more particularly described as follows:

Commencing at the Southeast Corner of Farm-lot 2, thence N 86° 41' 10" W, 21.88 feet to an iron pin set on the East bank of the Margaret Creek Conservancy Reservoir and also being the **Point of Beginning** for the survey herein described:

Thence along new lines created by this survey:

S 27° 27' 11" W, 208.45 feet to an iron pin set on said bank;

S 84° 30' 48" W, 210.25 feet to an iron pin set on said bank;

S 57° 08' 21" W, 150.31 feet to an iron pin set on said bank;

thence along a fenceline:

N 65° 53' 59" W, 249.75 feet to an iron pin set by a corner post;

thence leaving said fenceline,

S 56° 47' 15" W, 342.25 feet to a point in the center of TR-55 (Oxley Road), passing an iron pin set at 312.25 feet;

thence along said road,

N 13° 03' 42" E, 432.42 feet to a point;

thence leaving said road and along the South line of Oxley (335-502 O.R.) 1.00 acre tract and Oxley (384-644 O.R.) 19.5 acre tract,

S 86° 41' 10" E, 849.66 feet to the point of beginning, passing iron pins found at 20.30 feet and 294.94 feet and containing 5.033 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 - Ohio South Zone

The above description is based on a field survey completed September 2017 by

John M. Branner P.S. 6805

John M. Branner





TR-55
(Oxley Road)

Oxley
Floyd E. & Mary
335-502 OR
0.999 ac.

Oxley
Floyd E.
384-644 OR
19.50 ac.

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ENGINEER'S OFFICE
BY: *Robert Wilson*
DATE: 9/2/17

+20.30'

S 86° 41' 10" E
849.66'

5.033 Acres

P.O.B.
Iron pin Set bears
N 86° 41' 10" W, 21.88'
(Calculated)
from Southeast Corner
of Farmlot 2

S 27° 27' 11" W
208.45'

N 13° 03' 42" E
432.42'

S 84° 30' 48" W
210.25'

S 56° 47' 15" W
342.25'

N 65° 53' 59" W
249.75'

S 57° 08' 21" W
150.37'

French
Max A. & Larry G.
532-180 OR
146.05 ac.

JMB 10-4-17

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 5.033 Acre Tract
Sited in Farmlot 5, Section 17,
T.8, R.14, Alexander Twp.,
Athens Co., Ohio
Surveyed September 2017

By: *John M. Branner*
John M. Branner P.S. 6805
P.O. Box 274
The Plains, Ohio 45780