

BY: Rebecca Williams  
DATE: 10/11/18

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

OCT 15 2018

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF AN EXISTING 12.383 ACRE TRACT

Situated in Farm Lot 1, Section 27, T.8, R.14, Alexander Township, Athens County, Ohio and being all of the land as described in Volume 513, Page 2540, of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin found at the base of a dead tree at the Southwest corner of Farm Lot 1 and also being the **Point of Beginning** for the survey herein described:

Thence along the East line of Jacobs (312-1259 O.R. & 360-265 D.R.),  
N 03° 53' 08" E, 1159.08 feet to an iron pin found;  
Thence along the South line of Pappas (447-2071 O.R.),  
S 49° 40' 50" E, 139.85 feet to an iron pin set;  
Thence along the lines of Ball (255-906 O.R.)  
N 41° 11' 30" E, 13.00 feet to a point in a creek;  
Thence along said creek and the South lines of Ball,  
S 55° 05' 37" E, 94.84 feet to a point;  
N 81° 53' 38" E, 45.66 feet to a point;  
S 51° 15' 09" E, 255.99 feet to a point on the South line of Swingle (362-116 O.R.);  
Thence continuing along said creek and the South lines of Swingle,  
S 08° 27' 10" E, 55.25 feet to a point;  
S 38° 48' 25" E, 82.34 feet to a point;  
S 47° 58' 19" E, 88.40 feet to a point;  
S 66° 55' 37" E, 94.68 feet to a point;  
Thence leaving said creek and along the East line of Hutchinson (259-1563 O.R.),  
S 27° 01' 47" W, 761.16 feet to an iron pin found on the South line of Section 27, passing an  
iron pin found at 24.37 feet;  
Thence along said Section line,  
N 86° 11' 41" W, 383.79 feet to the point of beginning **and containing 12.383 acres**, more or  
less;



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 October, 2018 by:

John M. Branner P.S. 6805

A handwritten signature in blue ink, appearing to read "John M. Branner".



Pappas  
Jennifer L.  
447-2071 O.R.

Ball  
Larry L. & Sharon A.  
255-906 O.R.

Jacobs  
Jane  
360-265 D.R.

C.R. 60  
Meadow Brook Rd.

Swingle  
Deborah & Bethany S.  
362-116 O.R.

**12.383 Acres**

Sanders  
Melissa  
513-2540 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert G. Allen*  
DATE: 10/14/18

Hutchinson  
Mark & Deborah J.  
259-1563 O.R.

Jacobs  
Jane  
312-1259 O.R.

Short Line Table		
LINE	BEARING	DISTANCE
L1	S 49° 40' 50" E	139.85'
L2	N 41° 11' 30" E	13.00'
L3	S 55° 05' 37" E	94.84'
L4	N 81° 53' 38" E	45.66'
L5	S 08° 27' 10" E	55.25'
L6	S 38° 48' 25" E	82.34'
L7	S 47° 58' 19" E	88.40'
L8	S 66° 55' 37" E	94.68'

N 03° 53' 08" E  
1159.08'

S 27° 01' 47" W  
761.16'

F.L. 1 N 86° 11' 41" W  
383.79'

F.L. 2  
F.L. 4

Sec. 27  
Sec. 26

P.O.B.  
Iron pin found at the base  
of a dead tree at the  
Southwest corner of  
Farm Lot 1



Scale 1"=200'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 12.383 Acre tract  
Sited in Farm Lot 1,  
Section 27, T.8, R.14,  
Alexander Twp., Athens Co., OH  
Surveyed October, 2018  
by:

By: *John M. Branner*  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780