

BY: John M. Branner
DATE: 9/12/19

Description of an Existing 2.28 Acre Tract

Situated in Section 33, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of the land as described in Volume 313, Page 879 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest corner of Section 33, thence N 04° 22' 54" E, 790.52' (calculated) to a point in County Road 70A (Rossetter Road) and also being the **Point of Beginning** for the survey herein described:

Thence continuing along said road,

N 04° 17' 33" E, 300.00 feet to a point;

Thence leaving said road and along the South line of Thomas (9-764 O.R.),

S 85° 48' 45" E, 313.02 feet to an iron pin found, passing an iron pin set at 30 feet;

Thence along the West line of Palmer (259-1212 O.R.),

S 02° 20' 45" E, 302.60 feet to a iron pin found by a fence post;

Thence along the North lines of Searles (415-1614 O.R.), and Hawk (535-2431 O.R.),

N 85° 42' 28" W, 348.00 feet to the point of beginning, passing and iron pin found at 165 feet and an iron pin found at 327.91 feet and **containing 2.28 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 September, 2019 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



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

SEP 18 2019

Jill Thompson
Athens County Auditor

Thomas
Stephen Wesley & Mary Catherine
9-764 O.R.

Palmer
Barbara Jean
259-1212 O.R.

S 85° 48' 45" E
313.02'

S 02° 20' 45" E
302.60'

2.28 Acres

N 04° 17' 33" E
300.00'

P.O.B.
bears N 04° 22' 54" E, 790.52' (calculated)
from the Southwest corner of Section 33

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Renald L. Williams*
DATE: 9/17/19

+327.91' N 85° 42' 28" W 348.00'
+165'

Hawk
James O. & Amilya M.
535-2431 O.R.

Searles
Mark B. & Judith A.
415-1614 O.R.

Country Road 70A
Rossetter Road

Survey of an existing 2.28 Acre tract
Situating in Section 33, T.8, R.14,
Alexander Twp., Athens Co., OH
Surveyed September, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:



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



Scale 1"=50'

○ = 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