

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

JAN 14 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brandon Retallian
DATE: 1/14/16

Description of a 5.01 Acre Tract

Situated in Fraction 31, Section 20, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Milliron Farms Inc. (456-1713 O.R.) and being more particularly described as follows:

Commencing at the South-west corner of Fraction 32 (Section 27), thence, South 86 degrees 42 minutes 31 seconds East, 781.75 feet to a stone;
thence, South 86 degrees 36 minutes 57 seconds East, 1967.91 feet to a point in State Route 550, passing an iron pin previously set at 1935.01 feet;
Thence, along State Route 550, South 33 degrees 24 minutes 29 seconds East, 37.46 feet to the point of beginning for the tract of land here in described:
Thence, along State Route 550
S 34° 46' 27" E, 137.73 feet;
S 42° 45' 25" E, 106.27 feet;
Thence, leaving State Route 550 and along new lines created by this survey:
S 59° 30' 32" W, 184.02 feet; to an iron pin set, passing an iron pin set at 94.07 feet;
S 16° 25' 38" W, 96.17 feet to an iron pin set;
N 84° 46' 48" W, 7.35 feet to an iron pin set;
S 18° 04' 03" W, 121.34 feet to an iron pin set;
Thence, along Adkins Timber Products Inc. (507-1801 O.R.)
N 35° 05' 38" W, 240.08 feet to an iron pin previously set;
N 64° 14' 34" W, 807.56 feet to an iron pin set;
S 86° 36' 57" E, 947.03 feet, passing an iron pin set at 753.44 feet , to the point of beginning and containing 5.01 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 July 2015 by
John M. Branner P.S. 6805

John M. Branner

S.W. cor of Fr. 32 (Sec. 27)

S 86° 42' 31" E 781.75'

S 86° 36' 57" E 1967.91'

S 86° 36' 57" E 753.44'

S.R. 550

+1935.01

L3 P.O.B.

S 34° 46' 27" E 137.73'

Adkins Timber Products Inc.
507-1801 O.R.

N 64° 14' 34" W 807.56'

5.01 ac.
(2.66 Acres)

MILLIRON FARM LLC
456-1713 O.R.
(2.35 Acres)

S 42° 45' 25" E 106.27'

P.O.B.

S 4° 37' 35" W 307.46'

S 59° 30' 32" W 184.02'

S 16° 25' 38" W 96.17'

S 18° 04' 03" W 121.34'

P.O.B.

N 35° 05' 38" W 240.08'

L1

S 46° 39' 45" E 357.93'

State Route 550
S 54° 27' 14" E 277.63'

MILLIRON FARM LLC
456-1713 O.R.

10.70 ac

N 35° 05' 38" W 592.17'

Line	Bearing	Distance
1	N 84° 46' 48" W	7.35'
2	S 42° 45' 25" E	38.95'
3	S 33° 24' 29" E	37.46'

Survey of Two Tracts in Fr. 31,
Section 20, T.6, R.13, Ames Twp.,
Athens County, Ohio

Surveyed July 2015

John M. Branner
John M. Branner
62 East First Street
The Plains, Oh 45780
740-541-0350



Scale 1 inch = 200 feet
● = iron pin set (previous survey)
○ = iron pin set this survey
Iron pins set are 5/8"x 30" rebar
w/plastic I.D. cap stmped Branner P.S. 6805
Bearings: N.A.D. 83 Grid North
Ref. Docs: Tax Plats-deeds

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner William*
DATE: 4/14/16

Adkins Timber Products Inc.
507-1801 O.R.

S 17° 59' 54" E 93.92'

N 85° 22' 26" W 204.71'

N 85° 32' 41" W 270.15'

THOMPSON
JENNIFER
A & JAVAN J
303-1516or
1.9700

S 16° 53' 02" W 98.55'

S 74° 01' 49" W 58.92'

Iron pipe fd (dislodged)
Set I.P. +20.0'

S 63° 52' 32" E 107.05'

S 58° 44' 40" E 439.21'

