

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner, William
DATE: 2/1/18

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

FEB 01 2018

Jill Thompson
DESCRIPTION OF A 25.39 ACRE TRACT Athens County Auditor

Situated in Fraction 13, Section 14 and Section 8, T.6, R.13, Ames Township, Athens County, Ohio and being part of the land as described in Volume 294, Page 1657 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in State Route 550 taken to be the Northeast corner of Fraction 13
Thence, along said road:

- N 37° 08' 22" E, 137.70 feet to a point;
- N 36° 08' 15" E, 376.78 feet to a point;
- N 42° 17' 53" E, 204.01 feet to a point;
- N 48° 23' 19" E, 139.45 feet to a point
- N 53° 24' 41" E, 106.96 feet to a point;

Thence leaving said road and along the West line of Farley (329-203 O.R.),
S 23° 59' 34" E, 956.98 feet to a point in McDougall Branch Creek, passing an iron pin set at 61.64 feet and an Oak tree at 911 feet,

Thence along said creek the following twenty-one (21) courses:

1. N 87° 57' 35" W, 113.10 feet to a point;
2. S 73° 41' 42" W, 90.05 feet to a point;
3. S 0° 00' 00" E, 77.61 feet to a point;
4. S 41° 03' 55" E, 78.76 feet to a point;
5. S 6° 34' 55" W, 46.16 feet to a point;
6. S 69° 34' 40" W, 58.97 feet to a point;
7. S 80° 37' 34" W, 187.71 feet to a point;
8. S 84° 32' 23" W, 80.33 feet to a point;
9. S 71° 12' 00" W, 116.76 feet to a point;
10. N 85° 34' 57" W, 137.40 feet to a point;
11. S 60° 45' 04" W, 101.08 feet to a point;
12. S 32° 04' 36" W, 150.57 feet to a point;
13. S 51° 49' 19" W, 273.00 feet to a point;
14. S 70° 01' 01" W, 158.28 feet to a point;
15. S 36° 52' 12" W, 70.55 feet to a point;
16. S 0° 58' 16" W, 34.69 feet to a point;
17. S 41° 56' 01" E, 139.89 feet to a point;
18. S 12° 31' 44" E, 81.31 feet to a point;
19. S 2° 17' 26" W, 73.55 feet to a point;
20. S 25° 03' 04" W, 59.71 feet to a point;
21. S 51° 54' 01" W, 38.71 feet to a point;

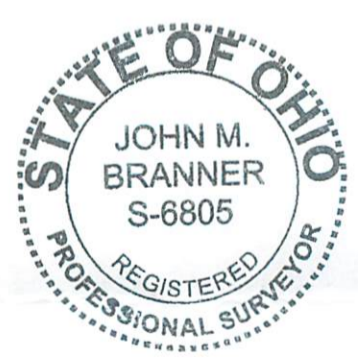
Thence leaving said creek, and along the East line of Chadwell (489-537 O.R.),
N 22° 52' 21" W, 791.60 feet to a point in the center of State Route 550;

Thence along said State Route the following courses:

- N 45° 22' 12" E, 399.69 feet to a point;
- N 45° 30' 26" E, 174.14 feet to a point;

N 41° 19' 14" E, 181.84 feet to the point of beginning **and containing 25.39 acres** of which 7.22 acres are contained within Fraction 13, Section 14, 18.17 acres are contained within Section 8, 3.25 acres are contained within Parcel C010010057700 and 22.14 acres are contained within Parcel C010010058000.

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 December, 2017 by
John M. Branner P.S. 6805



John M. Branner

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Bearings: N.A.D. Grid North - Ohio South Zone

● = Iron pin found

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

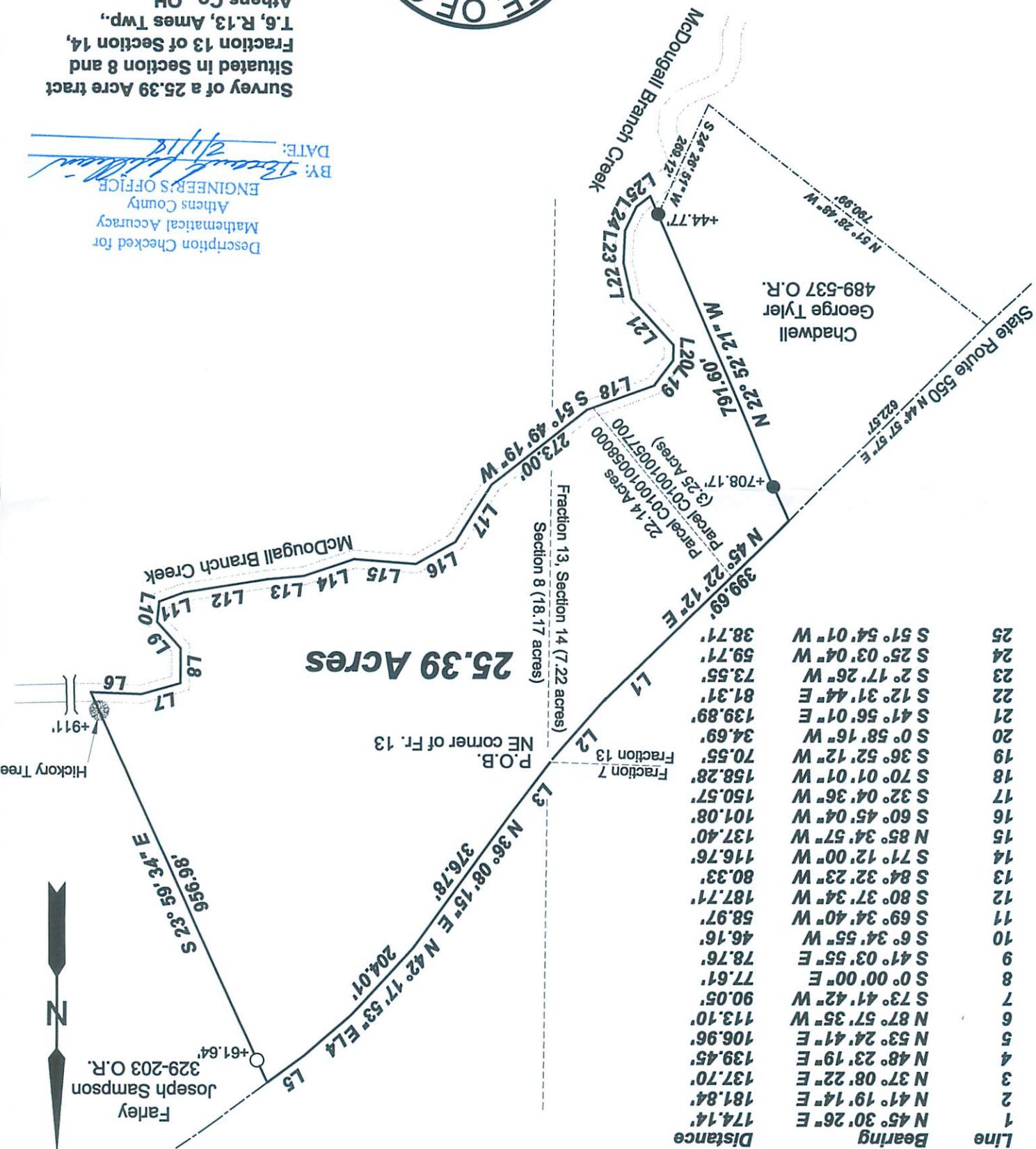
Scale 1"=300'



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

Survey of a 25.39 Acre tract
 Situated in Section 8 and
 Fraction 13 of Section 14,
 T.6, R.13, Ames Twp.,
 Athens Co., OH
 Completed, December 2017

DATE: 2/1/18
 BY: *John M. Branner*
 ENGINEER'S OFFICE
 Athens County
 Mathematical Accuracy
 Description Checked for



25.39 Acres

Line	Bearing	Distance
1	N 45° 30' 26" E	174.14'
2	N 41° 19' 14" E	181.84'
3	N 37° 08' 22" E	137.70'
4	N 48° 23' 19" E	139.45'
5	N 53° 24' 41" E	106.96'
6	N 87° 57' 35" W	113.10'
7	S 73° 41' 42" W	90.05'
8	S 0° 00' 00" E	77.61'
9	S 41° 03' 55" E	78.76'
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15	N 85° 34' 57" W	137.40'
16	S 60° 45' 04" W	101.08'
17	S 32° 04' 36" W	150.57'
18	S 70° 01' 01" W	158.28'
19	S 36° 52' 12" W	70.55'
20	S 0° 58' 16" W	34.69'
21	S 41° 56' 01" E	139.89'
22	S 12° 31' 44" E	81.31'
23	S 2° 17' 26" W	73.55'
24	S 25° 03' 04" W	59.71'
25	S 51° 54' 01" W	38.71'



Farley
 Joseph Sampson
 329-203 O.R.
 +61.64'

Hickory Tree
 +911'

Section 13, Section 14 (7.22 acres)
 Fraction 7
 P.O.B.
 NE corner of Fr. 13

Chadwell
 George Tyler
 489-537 O.R.

McDougall Branch Creek

State Route 550
 N 44° 57' 57" E
 622.57'

Parcel C010010058000
 22.14 Acres
 Parcel C010010057100
 (3.25 Acres)