

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner, William
DATE: 9/27/17

DESCRIPTION OF AN EXISTING TRACT OF RECORD (526-310 O.R.)

Situated in Farm Lot No. 48, Section 10, T.9, R.14, Athens Township, Athens County, Ohio and being the same tract as recorded in Volume 526, Page 310 O.R. (Second Tract) and being more particularly described as follows:

Beginning at an iron pin in the South-east line of Orchard Lane, Northwood Addition, said pin bears North 68 degrees 23 minutes East, 17.8 feet from the North east corner of Inlot 2925, Northwood Addition

Thence, along the South-east line of Orchard Lane:

N 68° 47' 00" E, 142.30 feet to an iron pin;

Thence, leaving said road and along the line of Strickland (253-307 O.R.) :

S 22° 42' 00" E, 145.00 feet to an iron pin;

Thence, along the lines of Morrison (352-223 D.R.):

S 81° 42' 00" W, 61.50 feet to an iron pin;

S 49° 04' 00" W, 87.07 feet to an iron pin;

Thence, along the line of Culp (96-28 O.R.):


N 22° 42' 00" W, 160.64 feet to the point of beginning and containing 0.466 acres.

Subject to building restrictions in prior deeds

Subject to all easements and rights of way of record.

The above description was created to correct scrivener's errors in present deed and was not based on a field survey.

Prepared by: John M. Branner P.S. 6805



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

SEP 28 2017

Jill Thompson
Athens County Auditor



Orchard Lane

N 68° 47' 00" E
142.30'

P.O.B.
bears N 68-23 E, 17.8'
from N.E** cor of Inlot 2925
of Northwood Addn.

Rocky Brands US L.L.C.
526-310 O.R.
Second Tract

0.466 Acres

Strickland
253-307 O.R.

S 22° 42' 00" E
145.00'

Culp
96-28 O.R.

N 22° 42' 00" W
160.04'

S 81° 42' 00" W
61.50'

Morrison
352-223 D.R.

S 49° 04' 00" W
87.07'
67.07' (deed)

Note: This Plat was created to
correct Scriveners Errors in existing deed of record
523-310 O.R. with reference made to 257-765 O.R.

* As per 257-765 O.R.
** Existing deed erroneously states N,W. corner



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BY: *Brand Whitman*
DATE: *9/27/17*

**Plat of Description of an
existing Lot of record (526-310 O.R.)
Situated in F.L. 48, Section 10
T.9, R.14, Athens Twp., Athens Co., Ohio**

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

0' 30' 60' 90'



Scale 1 inch = 30 feet

● = iron pin as called for in deed
Ref. Docs.: Tax Plat, Deeds, Surveys

This Plat is based on existing deeds and not on
a field survey.

