

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: John M. Branner  
DATE: 10/20/17

**DESCRIPTION OF A 3.469 ACRE TRACT  
(All of the residual of Parcel #A040020040200)**

Situated in L.L. 112, Section 24, T.9, R. 14, Athens Township, Athens County, Ohio and being all of the residual of Tract 3 as described in Volume 327, Page 2281 of the Official Records of Athens County and being more particularly described as follows:

**Beginning** at an iron pin previously set at the North-east corner of the Donald Majorana 0.286 acre tract ( 512-1908 O.R.), said pin bears South 17 degrees 13 minutes 44 seconds East, 770.75 feet from an iron pin found at the North-east corner of Lot 841 of Cottingham's Addition to Verity;

Thence, along the lines of Majorana (512-1908 O.R.),

**N 52° 19' 06" W, 85.91 feet** to an iron pin previously set;

**S 37° 24' 56" W, 145.00 feet** to an iron pin previously set;

Thence, along the right of way of First Street

**N 52° 13' 27" W, 70.53 feet** to an iron pin found;

Thence, along the line of Athens City School District (395-502 O.R.)

**N 37° 24' 41" E, 138.51 feet** to an iron pin found;

Thence, along the lines of the JBH Investment Tracts (519-07 O.R.) & (512-609 O.R.)

**N 12° 44' 13" E, 317.04 feet** to an iron pin previously set;

**N 5° 09' 00" E , 314.94 feet** to a point in Johnson Road, passing an iron pin previously set at 265.72 feet;

Thence, along Johnson Road:

**S 55° 29' 51" E, 75.70 feet** to a point;

**S 43° 00' 23" E, 83.28 feet** to a point;

Thence, leaving said road and along The Athens Conservancy (441-444 O.R.)

**S 16° 26' 50" E, 253.88 feet** to an iron pin previously set, passing an iron pin set at 50.00 feet;

**S 26° 07' 29" E, 237.16 feet** to an iron pin previously set;

Thence, along the line of Garden Communities, LLC (405-1472 O.R.)

**S 33° 11' 47" W, 71.30 feet** to an iron pin previously set;

Thence, along the lines of The Archaeological Conservancy (424-1876 O.R.)

**N 58° 28' 45" W, 119.28 feet** to an iron pin previously set;

**S 39° 25' 05" W, 136.22 feet** to an iron pin previously set;

Thence, along the line of Bond (529-2174 O.R.)

**S 37° 22' 40" W, 63.85 feet** to the point of beginning **and containing 3.469 acres.**

Subject to all easements and rights of way of record

Iron pins set are 5/8" by 30" long rebar stamped "Branner P.S. 6805

Bearings based on Grid North- N.A.D. 83

The above description is based on a field survey completed October 2017 by

John M. Branner PS. 6805




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

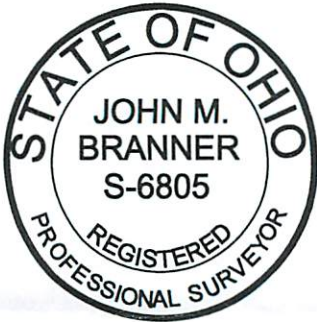
OCT 23 2017

Jill Thompson  
Athens County Auditor



Survey of a 3.469 Acre Tract  
 Situated in L.L. 112, Section 24,  
 T.9, R.14, Athens Twp.,  
 Athens Co., Ohio  
 Surveyed October, 2017

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



JBH  
 Investments LLC  
 512-609 O.R.  
 1.00 ac.

JBH  
 Investments LLC  
 519-07 O.R.  
 1.679 ac.

**3.469 Acres**  
 All of Parcel #A040020040200  
 Cottingham Real Estate Trust  
 327-2281 O.R.  
 Tract 3

The Athens  
 Conservancy  
 441-444 O.R.

Athens City  
 School District  
 395-502 O.R.

The Archaeological  
 Conservancy  
 424-1876 O.R.  
 0.432 ac.

Garden  
 Communities LLC  
 405-1472 O.R.

Majorana  
 Donald  
 512-1908 O.R.  
 0.288 ac.

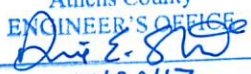
Bond  
 James  
 529-2174 O.R.

**P.O.B.**  
 Bears S 17° 13' 44" E, 770.75'  
 from iron pin found at N.E. Corner  
 of Lot 841 of Cottingham's Addition  
 to Verity

0' 100' 200' 300'



Scale 1 inch = 100 feet  
 ○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap  
 ● = iron pin previously set 5/8"x30" rebar w/ plastic I.D. Cap  
 ● = iron pin found  
 Bearings: N.A.D. 83 Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plat, Deeds, Surveys

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 Mathematical Accuracy  
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