

Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

APR 30 2015

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 5/1/15

**Description of a 16.04 acre Tract  
(Transfer between adjoining owners)**

Situated in L.L. 184, Section 35, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Dishong ( 447-1228 O.R.) , P.I.D. A040020012000 and being more particularly described as follows:

Beginning at an iron pin found at the North-east corner of L.L 184, Section 35

Thence, along the East-line of Lots 9 of Rosewood Subdivision, Berry (488-1826 O.R.):

**South 03 degrees 10 minutes 10 seconds West, 400.80 feet to an iron pin found;**

Thence, along the East-line of Lots 10 of Rosewood Subdivision , Bumgardner (70-840 O.R.) :

**South 03 degrees 03 minutes 17 seconds West, 300.00 feet to an iron pin found;**

Thence, along the East-line of Lot 11 of Rosewood Subdivision, Sharpe (142-654) :

**South 03 degrees 20 minutes 06 seconds West, 200.00 feet to an iron pin set;**

Thence, along the North-line of Wolfe ( 445-2413 O.R.):

**North 84 degrees 30 minutes 32 seconds West, 741.07 feet to an iron pin set;**

thence, along a new line created by this survey:

**North 01 degrees 48 minutes 05 seconds West, 894.27 feet to an iron pin set by a concrete fence post;**

thence, along the south-line of Brooks ( 449-2549 O.R.):

**South 86 degrees 01 minutes 30 seconds East, 351.24 feet to an iron pin found;**

thence, along the south-line of Cullison ( 364-133 O.R.)

**South 84 degrees 57 minutes 58 seconds East, 466.98 feet to the point of beginning** and containing 16.04 acres.

The above describe tract is to be continuous and contiguous with Lot 9 of the Rosewood Subdivision.

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 April 2015 by

John M. Branner P.S. 6805



BROOKS  
WANDA J  
449-2549 O.R.

CULLISON  
ANITA RUTH  
364-133 O.R.

RIES  
DENNIS T &  
126-376 O.R.

L.L. 187  
L.L. 184

$S 86^{\circ} 01' 30'' E$   
351.24'  
I.P. Set by  
concrete fence post

$S 84^{\circ} 57' 58'' E$   
466.98'

P.O.B. N.E. cor of  
L.L. 184

DISHONG  
KIMBERLY A  
447-1228 O.R.  
A040020012000

$N 1^{\circ} 48' 05'' W$   
894.27'

# 16.04 Acres

to be continuous and contiguous  
with Lot 9, Rosewood Subd.

Dean A. Berry  
488-1826 O.R.

Lot 9

Lot 10 BUMGARDNER  
RONNIE  
70-840 O.R.

Lot 11

SHARPE DAVID  
G ET AL  
142-654 O.R.

WOLFE DREW E  
445-2413 O.R.

3253.37' = 49.29 chains  
deed = 48.29 chains  
assumed scrivener error as  
49.29 chains fits physical  
evidence and in harmony with  
call for acreage (67.80 ac.)

Salem Road

18.91'

Description Checked for  
Mathematical Accuracy  
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ENGINEER'S OFFICE

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Survey of a 16.04 Acre Tract  
in L.L. 184, Section 35, T.9, R.14,  
Athens Township, Athens County, Oh.

Surveyed April 2015

*John M. Branner*  
John M. Branner P.S. 6805

62 East First Street  
The Plains, Ohio 45780  
740-541-0350



Scale 1 inch = 200 feet

● = iron pin set

○ = iron pin found

Bearings: Grid North N.A.D. 83

Ref. Docs.: Tax Plat -deeds-surveys