

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Brand Willcox  
DATE: 8/4/14

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

AUG 04 2014

Jill Thompson  
Athens County Auditor

**Description of a 4.78 Acre Tract (an existing tract of record)**

Situated in Out-lot #40, Section 7, T. 11 N. , R.14 W. Trimble Twp. , Athens County, Ohio and being the same tract as recorded in Volume 495, Page 2073 Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the most Northerly corner of Out-lot 42, Thence, along the lines of Out-lot- 40 and the lines of Dugan (351-186 O.R.)

N 28° 17' 58" W, 213.93 feet to an iron pin set;

N 84° 41' 20" W, 191.08 feet to a point within the right of way of Red Dog Road, an iron pin found bears N 84° 41' 20" W, 34.75 feet;

thence, along lines within the right of way of Red Dog Road

N 42° 28' 40" E, 30.47 feet;

N 33° 20' 35" E, 314.27 feet;

N 40° 13' 52" E, 83.09 feet;

N 43° 59' 49" E, 23.82 feet;

N 85° 18' 42" E, 222.00 feet

S 62° 17' 36" E, 60.28 feet;

Thence, leaving said road and along the lines of Ruth Coarano ( 137-802 O.R.)

S 4° 03' 49" W, 319.77 feet to a point, passing an iron pin set at 31.33 feet;

S 69° 23' 06" E, 112.24 feet to an iron pin found;

Thence, along the line of Brooks (56-284 O.R.)

S 15° 31' 24" W, 75.46 feet to an iron pin set;

N 10° 05' 27" W, 21.07 feet to a point;

N 40° 42' 57" W, 21.77 feet to an iron pin set;

S 40° 50' 10" W, 68.67 feet to an iron pin found;

S 71° 43' 47" W, 73.35 feet to an iron pin found;

S 34° 49' 33" W, 84.18 feet to an iron pin found

S 65° 42' 53" W, 124.40 feet to an iron pin found;

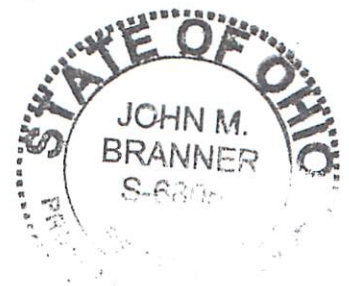
N 28° 17' 58" W, 31.14 feet to the point of beginning and containing 4.781 Acres.

Subject to all easements and rights of way of record

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap Stamped "Branner P.S. 6805"

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

The above description is based on a field survey completed 2014 by John M. Branner P.S. 6805



*John M. Branner*



Joseph Richard

Kristan Stadelman

Jason Carano  
257-11 O.R.

hse

+31.33'

Checked by  
Professional Accuracy  
Surveyors Office  
*Braund Williams*  
8/14/14

Ruth Carano  
137-802 O.R.

### J.P.Morgan Chase Bank N.A. 4.78 Acres = survey 4.65 Acres = deed

495-2073 O.R.

hse

+12.91'

Binderbasin Rd.

Red Dog Road

Gravel Drive

Gravel Drive

Ravine

Connie Dugan  
351-186 O.R.

Timothy Wayne Brooks  
56-284 O.R.

P.O.B.  
Northerly  
most corner  
of O.L. 42

Timothy Wayne Brooks  
56-284 O.R.

Survey of an Existing Tract of Record  
495-2073 Official Records and  
Situated in Out-lot 40, Sec. 7,  
T. 11, N, R.14 W. Trimble Twp.,  
Athens County, Ohio

Surveyed July , 2014

*John M. Branner*  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-541-0350



Line	Bearing	Distance
1	N 10° 05' 27" W	21.07'
2	N 40° 42' 57" W	21.77'



Scale 1 inch = 100 feet

○ = iron pin found

● = iron pin set 5/8"x30" rebar w/ plastic I.D. cap stamped "Branner P.S. 6805"

Bearings: Grid North, N.A.D. 83

Ref. Docs.: Tax Plat -Deeds - Surveys

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