

DESCRIPTION OF AN EXISTING 8.708 ACRE TRACT
to be continuous and contiguous with Gilbraith (538-1101 O.R.), Parcel D010010017000

Situated in the Northwest Quarter of Section 18, T.7, R.12, Bern Township, Athens County, Ohio and being all of Parcel D010010017700 as described in Volume 538, Page 1101 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a 3/4" iron pipe found at the Northeast corner of the Northwest Quarter of Section 18, thence N 87°28'44" W, 743.15 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along the West line of Tate (372-101 O.R.),
S 18° 23' 07" W, 154.62 feet to an iron pin set;
Thence along the West lines of Tate (15-316 O.R.) & (317-673 O.R.) and Gilbraith (538-1101 O.R.),
S 12° 28' 22" W, 429.00 feet to an iron pin found, passing an iron pin previously set at the Northwest corner of Gilbraith's 1.50 acre tract at 190.05 feet;
Thence along the North line of Tate (531-1098 O.R.),
N 88° 21' 52" W, 608.96 feet to an iron pin found;
Thence along the East line of Hoffman (496-618 O.R.),
N 02° 56' 23" E, 580.71 feet to an iron pin found;
Thence along the Athens-Morgan County line and the South line of Tate (174-458 D.V.),
S 87° 28' 44" E, 721.05 feet to the point of beginning and **containing 8.708 acres**, which is to be continuous and contiguous with Gilbraith (538-1101 O.R.), Parcel D010010017000.

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 April, 2021 by
Jeb Branner, S.I., under the supervision of:
John M. Branner P.S. 6805

John M. Branner



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

APR 21 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Das E-810
DATE: 4/22/21

Morgan Co
Athens Co

S 87°28'44" E

721.05'

Tate
Phillip W &
Howard Lee Jr
174-458 DV

P.O.B.

*N:529219.14, E:2144344.43

N 87°28'44" W

Morgan Co
Athens Co

3/4" iron pipe found
at the Northeast corner
of the Northwest Quarter
of Section 18

743.15'



Tate
Phillip W &
Howard Lee Jr
372-101 OR

S 18°23'07" W
154.62'

Tate
Phillip W & Denise
15-613 OR

SURVEY OF AN EXISTING 8.708 ACRE TRACT
Situating in the Northwest Quarter of Section 18,
T.7, R.12, Bern Twp., Athens Co., OH
Surveyed April, 2021
by Jeb Branner, S.I., under the supervision of:

John M. Branner

John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

8.708 ACRES

to be continuous and contiguous with
Gilbraith, (538-1101 OR) D010010017000

N 02°56'23" E
580.71'

Hoffman
Delorse
496-618 OR

Gilbraith
Lane M &
Whaley Rebeka
538-1101 OR
D010010017700

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John E. Smith*
DATE: 4/22/21

Tate
Phillip W
317-673 OR

429.00' Total

S 12°28'22" W
238.95'

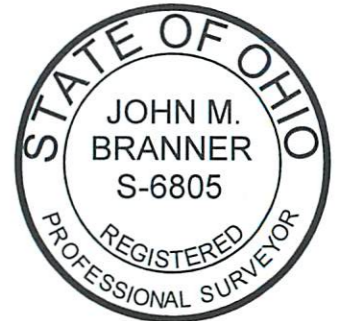
+190.05'
iron pin
previously set

S 86°11'07" E
244.00'

iron pin
previously set

Plantsville Road
County Road 51

Gilbraith
Lane M &
Whaley Rebeka
538-1101 OR
D010010017000



0' 100' 200' 300'



Scale 1"=100'

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

● = Iron pin found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only

N 88°21'52" W

608.96'

Tate
Aaron Anthony
531-1098 OR

S 86°11'07" E
264.71'

iron pin
previously set

Tate
John Junior
557-1081 OR