

DESCRIPTION OF A 28.604 ACRE TRACT

Situated in Section 8, T.7, R.12, Bern Township, Athens County, Ohio and being a part of Parcel D020020000601 as described in Volume 574, Page 296 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found (capped "Pickering") bearing N 88° 04' 09" W, 4333.63 feet from an iron pin called for as the Northeast corner of Section 8 in a 2019 survey of 107.2797 acres by Loren Purdom PS 6067 and also being the **Point of Beginning** for the tract of land herein described:

Thence along Grantor's North line,

S 87° 40' 49" E, 689.56 feet to a point in Township Road 194 (Brill Road), passing an iron pin found (capped "Pickering") at 655.26 feet;

Thence along said road and new lines created by this survey the following 11 courses:

- (1) **S 07° 42' 48" E, 131.25 feet** to a point;
- (2) **S 06° 31' 56" E, 352.23 feet** to a point;
- (3) **S 11° 38' 06" E, 103.52 feet** to a point;
- (4) **S 22° 04' 28" E, 73.36 feet** to a point;
- (5) **S 27° 07' 15" E, 110.15 feet** to a point;
- (6) **S 30° 41' 35" E, 407.15 feet** to a point;
- (7) **S 34° 27' 08" E, 52.27 feet** to a point;
- (8) **S 42° 39' 45" E, 55.93 feet** to a point;
- (9) **S 63° 06' 56" E, 187.97 feet** to a point;
- (10) **S 60° 53' 34" E, 172.92 feet** to a point;
- (11) **S 48° 49' 35" E, 47.58 feet** to a point;

Thence leaving said road and along the North line of Tolliver (504-2232 O.R.),

N 87° 53' 40" W, 1527.24 feet to a Native stone found with a notch, passing an iron pin found (capped "Pickering") at 30.12 feet;

Thence along the East line of McCann (519-963 O.R.),

N 02° 09' 27" E, 1354.97 feet to the Point of Beginning and **containing 28.604 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed October, 2021 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE


BY: *T. Brannon*
DATE: 10/14/21

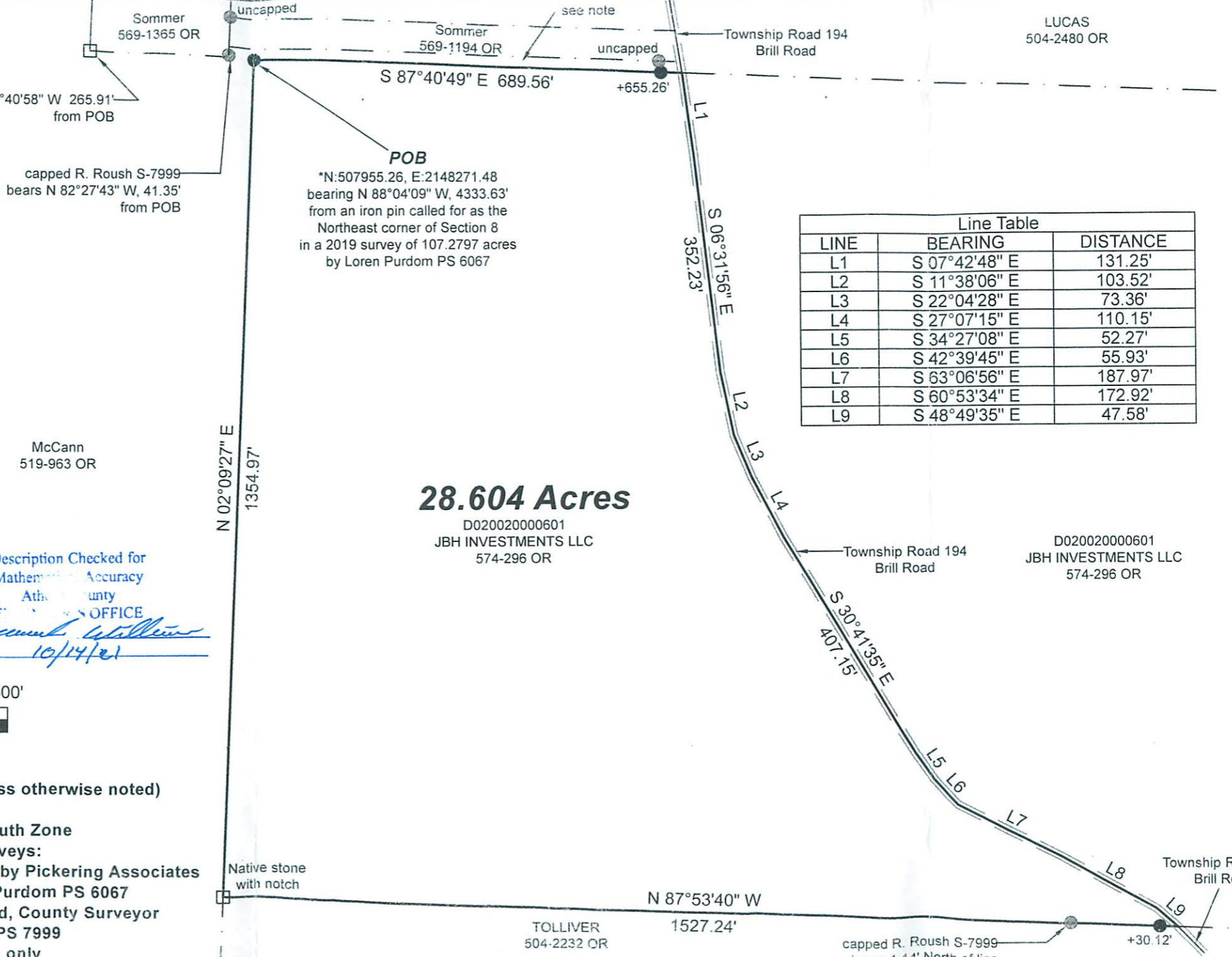
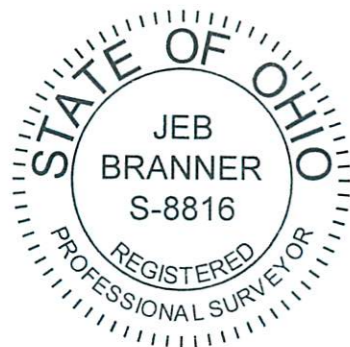
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 14 2021

Jill Thompson
Athens County Auditor

SURVEY OF A 28.604 ACRE TRACT
 Situated in Section 8, T.7, R.12,
 Bern Twp., Athens Co., OH
 Surveyed October, 2021

By: 
 Jeb Branner, P.S. 8816
 P.O. Box 274
 The Plains, OH 45780



LUCAS
504-2480 OR



POB
 *N:507955.26, E:2148271.48
 bearing N 88°04'09" W, 4333.63'
 from an iron pin called for as the
 Northeast corner of Section 8
 in a 2019 survey of 107.2797 acres
 by Loren Purdom PS 6067

Line Table		
LINE	BEARING	DISTANCE
L1	S 07°42'48" E	131.25'
L2	S 11°38'06" E	103.52'
L3	S 22°04'28" E	73.36'
L4	S 27°07'15" E	110.15'
L5	S 34°27'08" E	52.27'
L6	S 42°39'45" E	55.93'
L7	S 63°06'56" E	187.97'
L8	S 60°53'34" E	172.92'
L9	S 48°49'35" E	47.58'

28.604 Acres

D020020000601
 JBH INVESTMENTS LLC
 574-296 OR

D020020000601
 JBH INVESTMENTS LLC
 574-296 OR

McCann
519-963 OR

Note: Strip of land between Grantor's North line and Sommer's South line of unknown ownership

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 10/14/21

0' 200' 400' 600'



Scale 1"=200'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found capped "Pickering" (unless otherwise noted)
- = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys:
 Unrecorded 2018 survey of 189.846 acres by Pickering Associates
 2019 Survey of 107.2797 acres by Loren Purdom PS 6067
 1902 Survey of 28.34 acres by S.H. Hibbard, County Surveyor
 2012 Survey of 84.205 acres by R. Roush PS 7999
 *Coordinates are to be used GIS purposes only

Native stone
with notch

TOLLIVER
504-2232 OR

capped R. Roush S-7999
bears 1.14' North of line