

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

AUG 03 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Dir. L. SW
DATE: 8/2/16

DESCRIPTION OF A 5.015 ACRE TRACT

Situated in Section 1, T.10, R.14, Dover Township, Athens County, Ohio and being a part of a tract of land as described in Volume 460, Page 1911 of the Official records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Northwest corner of Farm Lot 199;
Thence N 65° 22' 30" E, 1534.19 feet to an iron pin found at the Southeast corner of Kinnard (463-30) 5.10 acre tract and also being the **Point of Beginning** for the survey herein described:
Thence along the lines of Kinnard (463-30 OR);
S 85° 06' 54" E, 664.78 feet to an iron pin found;
N 41° 48' 55" E, 226.80 feet to a point in the center of Peach Ridge Road (TR-213), passing an iron pin found at 169.80 feet;
Thence along said road the following two courses:
1. S 58° 58' 42" E, 95.32 feet to a point;
2. S 66° 21' 31" E, 76.41 feet to a point;
Thence leaving said road and along new lines created by this survey:
S 64° 49' 36" W, 175.99 feet to an iron pin set, passing an iron pin set at 49.39 feet;
S 55° 17' 00" W, 128.25 feet to an iron pin set;
S 43° 19' 12" W, 99.31 feet to an iron pin set;
S 35° 37' 37" W, 157.57 feet to an iron pin set;
S 44° 08' 12" W, 145.27 feet to an iron pin set;
N 70° 59' 46" W, 83.32 feet to an iron pin set;
N 32° 21' 52" W, 57.90 feet to an iron pin set;
N 71° 00' 07" W, 392.11 feet to an iron pin set;
N 10° 44' 54" E, 220.00 feet to the point of beginning and containing 5.015 acres.

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 May 2016 by
John M. Branner P.S. 6805

John M. Branner



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Kinnard
Jeremy W
463-30 OR
5.100 acres

P.O.B. Bears
N 65° 22' 30" E, 1534.19'
From Stone Found at
Northwest Corner of
Farm Lot 199

Peach Ridge Road
(TR-213)

5.015 Acres

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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Diego S. S. S.
DATE: 8/2/16

Kinnard
Timothy & Valerie
460-1911 OR
38.72 acres

Survey of a 5.015 Acre Tract
Situated in Section 1, T.10, R.14,
Dover Twp., Athens Co., Ohio
Surveyed May 2016

By: John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



Scale 1 inch = 100 feet

○ = iron pin 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

