

*Description of a 13.077 Acres - Tract "B"*

BY: John M. Branner  
DATE: 6/9/16

Situated in Fraction 3, Section 9, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-west corner of Fraction #3,  
Thence, South 87 degrees 36 minutes 36 seconds East, 68.64 feet to an iron pin set at the North-west corner of David Wakefield ( 480-655 O.R.)

Thence, along the East -line of Linscott ( 253-1849 O.R.)

South 03 degrees 07 minutes 20 seconds West, 510.44 feet to an iron pin set and being the point of beginning for the tract of land herein described:

Thence, along new-lines created by this survey:

N 84° 24' 08" E, 76.71 feet to an iron pin set;

N 65° 23' 08" E, 84.92 feet to an iron pin set ;

N 68° 14' 08" E, 204.82 feet to an iron pin set ;

S 85° 17' 20" E, 120.11 feet to an iron pin set ;

N 79° 09' 26" E, 66.27 feet to an iron pin set ;

N 65° 05' 36" E, 231.64 feet to an iron pin set;

1N 60° 55' 55" E, 100.10 feet to an iron pin set ;

N 47° 28' 11" E, 118.44 feet to an iron pin set ;

N 31° 25' 22" E, 42.36 feet to an iron pin set ;

N 9° 39' 55" E, 52.67 feet to an iron pin set ;

N 86° 44' 36" E, 47.00 feet to a point in Sand Ridge Road, passing an iron pin set at 20.79 feet ;

Thence, along Sand Ridge Road:

S 13° 17' 29" E, 298.61 feet;

S 11° 30' 57" E, 208.04 feet;

S 6° 36' 19" E, 238.76 feet;

Thence, leaving said road and along a new line created by this survey:

N 71° 10' 02" W, 187.19 feet to an iron pin set in the Northerly most corner of Satmary (270-1667 O.R.), passing an iron pin set at 14.76 feet;

Thence, along the lines of Satmary ( 270-1667 O.R.)

S 71° 10' 49" W, 270.72 feet to an iron pin found;

S 67° 47' 49" W, 241.32 feet to an iron pin found;

S 82° 04' 21" W, 273.21 feet to an iron pin found

N 62° 05' 53" W, 228.91 feet to a 18 inch Oak;

Thence, along the line of John C. Schmittauer ( 221-375 O.R.)

N 6° 53' 53" W, 102.36 feet to iron pin set;

Thence, along the line of Linscott ( 221-375 O.R.)

N 3° 07' 20" E, 240.64 feet to the point of beginning and containing 13.077 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

The above description is based on a field survey completed June 2016 by

John M. Branner P.S. 6805

*John M. Branner*



Legal Description Pre-Approval  
**APPROVED**

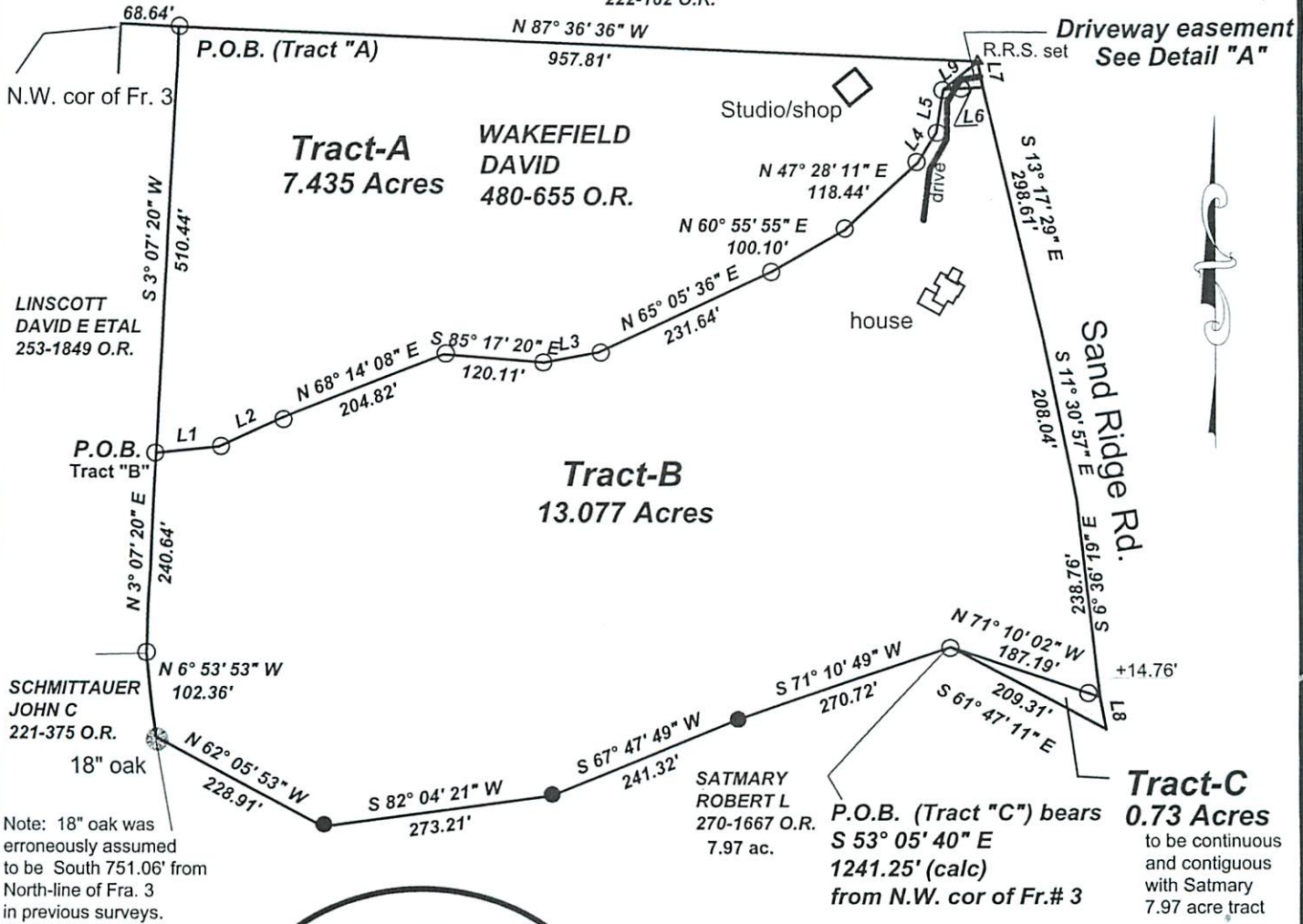
All transfers are subject to  
Athens County Conveyance Standards

JUN 10 2016

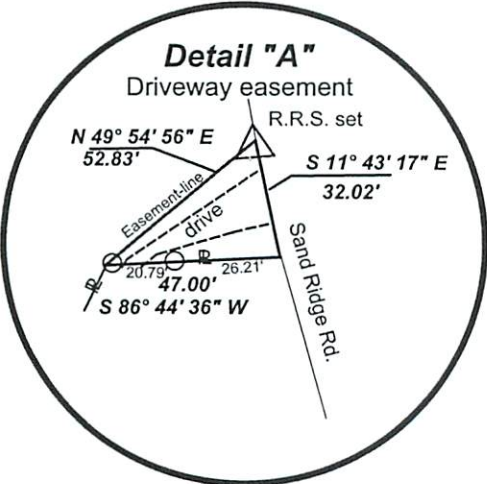
Jill Thompson  
Athens County Auditor

LINSCOTT LORI  
ZOFCHAK  
& DAVID  
222-162 O.R.

KARNES  
312-735 O.R.



Note: 18" oak was erroneously assumed to be South 751.06' from North-line of Fra. 3 in previous surveys.



**Survey of Three Tracts**  
in Fraction 3, Section 9, T.10, R.14,  
Athens Twp., Athens Co., Ohio  
Surveyed June 2016

By: *John M. Branner*  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Ohio 45780  
740-541-0350

EW: *Branner*  
DAVE: *G/9/16*  
ENGINEER'S OFFICE  
Athens County  
Mathematical Accuracy  
Description Checked for



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

Line	Bearing	Distance
1	N 84° 24' 08" E	76.71'
2	N 65° 23' 08" E	84.92'
3	N 79° 09' 26" E	66.27'
4	N 31° 25' 22" E	42.36'
5	N 9° 39' 55" E	52.67'
6	N 86° 44' 36" E	47.00'
7	N 11° 43' 17" W	32.02'
8	N 10° 41' 25" W	39.21'
9	N 49° 54' 56" E	52.83'



BY: Reuben Littlejohn  
DATE: 6/9/16

## DESCRIPTION OF A DRIVEWAY EASEMENT

Situated in Fraction 3, Section 9, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-west corner of Fraction #3,  
Thence, South 87 degrees 36 minutes 36 seconds East, 1026.45 feet to a railroad spike set at the North-west corner of David Wakefield ( 480-655 O.R.) and being the point of beginning for the driveway easement herein described:

Thence, along Sand Ridge Road South 11 degrees 43 minutes 17 seconds East, 32.02 feet to a point;  
Thence, leaving said road and along a new property line between a 7.435 acre tract and a 13.077 acre tract:

South 86 degrees 44 minutes 36 seconds West, 47.00 feet to an iron pin set, passing an iron pin set an 26.21 feet;

Thence, North 49 degrees 54 minutes 56 seconds East, 52.83 feet to the point of beginning

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 June 2016 by

John M. Branner P.S. 6805

