



DESCRIPTION OF A 11.56 ACRE TRACT
being Lots of Record and Combining Parcel G010010009600
and Parcel G010010010000)

Situated in Section 1, T.10,R.14, Dover Township, Athens County, Ohio and being all of Parcel G010010009600 and Parcel G010010010000 as described in Volume 436, Page 1169 O.R. and being more particularly described as follows:

Commencing at an iron pin found at the South-west corner of a 1.34 acre tract (81-891 O.R.), and calculated to bear North 09 degrees 34 minutes 41 seconds West, 1072.67 feet from the South-east corner of Section 1;

Thence, North 01 degrees 47 minutes 02 seconds East, 405.54 feet to a point at the North-east corner of the Curtiss 2,66 acre Tract (474-529 O.R.) where an iron pin set bears North 01 degrees 47 minutes 02 seconds East, 20.00 feet , and being the point of beginning for the tract of land herein described:

Thence, along the North-lines of Curtiss (474-529 O.R.)

N 72° 52' 15" W, 204.22 feet to an iron pin found;

N 87° 54' 42" W, 184.03 feet to a point in Township Road 215, passing an iron pin found at 165.08 feet;

Thence, along said road:

N 1° 40' 26" W, 118.83 feet to a point;

N 7° 22' 31" W, 97.47 feet to a point in the intersection of said Township Road and County Road 26;

Thence, along County Road 26:

N 70° 20' 33" W, 77.45 feet to a point;

Thence, leaving said road and along the East-line of Smith (547-2618 O.R.)

N 7° 56' 24" W, 529.06 feet to an iron pin found, passing an iron pin set at 20.00 feet;

Thence, along the South-line of Chorba (429-1338 O.R.)

N 52° 43' 36" E, 117.38 feet to a point in County Road 26, passing an iron pin found at 101.38 feet;

Thence, along County Road 26

S 25° 32' 54" E, 104.39 feet to a point;

Thence, leaving said road and along the lines of Branner (378-563 D.R.)

N 75° 17' 26" E, 405.13 feet to an iron pin found, passing an iron pin set at 89.82 feet;

S 46° 09' 57" E, 236.39 feet to an iron pin found;

S 13° 11' 29" E, 236.04 feet to an iron pin found;

S 9° 53' 03" W, 392.02 feet to an iron pin found;

Thence, along the lines of Branner (81-891 O.R.)

N 69° 33' 45" W, 149.98 feet to an iron pin found;

S 1° 47' 02" W, 184.85 feet (passing an iron pin set at 164.85 feet) to the point of beginning and containing 11.56 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 December 2020 by

John M. Branner P.S. 6805

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

DEC 03 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 12/3/20

CHORBA GERALD M &
LYRR DESCY
5.370A
429-1338 O.R.

BRANNER CONNIE D
Deed Reference:378-563 D.R.

BRANNER CONNIE D
Deed Reference:378-563 D.R.

SMITH &
MINNICH
5.32AC
Deed Reference:
547-2618 O.R.

Parcel ID:G010010009600
WACHENSCHWANZ LYNDA D
436-1169 O.R.

Parcel :G010010010000
WACHENSCHWANZ
436-1169 O.R.

BRANNER CONNIE D
81-891 O.R.

CURTISS TERESA L JAMES R
Deed Reference:474-529 O.R.

11.56 Acres

Existing Tracts of Record
Not a Lot Split

C.R. 26-
Bean Hollow Rd.

C.R. 26-N. Peach Ridge Rd.
Twp. Rd. 215- Peach Ridge Rd.



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

Harold Whaley Dec. 1974 Survey Plat- On file at County Auditor.



P.O.B.

P.O.C.
bears
N 9° 34' 41" W
1072.67 feet (calculated)
from S.E. Cor.
of Sec. #1

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perceval J. Williams*
DATE: 12/3/20

**Survey of a 11.56 Acre Tract
Sited in Section 1, T.10, R.14,
Dover Twp., Athens Co., Ohio
Surveyed Dec. 2020**

By: *John M. Branner*
**John M. Branner P.S. 6805
12500 N. Peach Ridge Road
Athens, Ohio 45701**