

Description of an Existing 0.563 Acre Tract

Situated in Sections 14 & 20, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcel G010010039100 as described in Volume 202, Page 557 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an old iron pin found bearing S 03°57'44" W, 4148.19' (calculated) from an iron pin called for at the Northeast corner of Section 20:

Thence along the line of Carihfield (447-2095 O.R.),

S 20° 08' 59" E, 135.08 feet to an iron pin located in Township Road 324 (Sand Ridge Road);

Thence along said road,

S 65° 28' 54" W, 172.17 feet to an iron pin located in said road;

Thence leaving said road and along the line of Athens County Commissioner (193-358 D.R.),

N 34° 21' 06" W, 127.70 feet to an iron pipe found;

Thence along the line of Carihfield (447-2095 O.R.),

N 62° 59' 54" E, 204.46 feet to the Point of Beginning and **containing 0.563 acres**, of which 0.501 acre is contained within Section 20 and 0.062 acre is contained within Section 14.

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

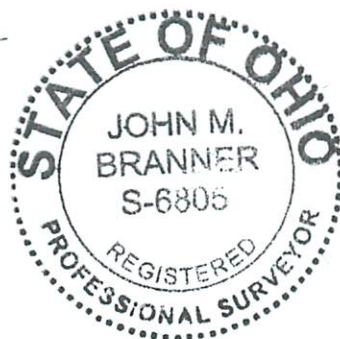
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed November, 2020 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

NOV 24 2020

Jill Thompson
Athens County Auditor



Crihfield
Samuel J & Nicole D
447-2095 OR

old iron bar found
bent into curl at top



Survey of an Existing 0.563 Acre tract
Situating in Section 20, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed November, 2020
by Jeb Branner, S.I.,
under the supervision of:

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

N 62°59'54" E
204.46'

P.O.B.
N: 507612.76, E: 2076313.39
bears S 03°57'44" W, 4148.19' (calculated)
from an iron pin called for* at the Northeast corner
of Section 20

S 20°08'56" E
135.08'
135.07' (deed)

Crihfield
Samuel J & Nicole D
447-2095 OR

Section 20: 0.501 ac.
Section 14: 0.062 ac.

0.563 Acres

P M Management LLC
C/O Guy Phillips
202-557 OR
G010010039100

TR 324
Sand Ridge Rd

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca Williams*
DATE: 11/24/20

*Iron pin set in creation of The Theodore Kelzenberg
Subdivision (Envelope 54A) by Leonard Swoyer 6765

Athens County
Commissioners
193-358 D.R.

N 34°21'06" W
127.70'

S 65°28'54" W
172.17'

Athens County
Commissioners
193-358 D.R.



Scale 1"=30'

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

Bearings: N.A.D. Grid North

Ref. Docs.: Tax Plats, Deeds, Existing Surveys