

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Anna E. Sligo
DATE: 11/4/2020

Description of a 1.154 Acre Tract Tract 2

Situated in Section 25, T.10, R.14, Dover Township, Athens County, Ohio and being part of the land as described in Volume 514, Page 859 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest corner of Section 25, thence N 69° 56' 17" E, 1227.76 feet (calculated) to an iron pin set, thence S 36° 49' 40" E, 327.68 feet to an iron pin set and also being **the Point of Beginning** for the tract of land herein described:

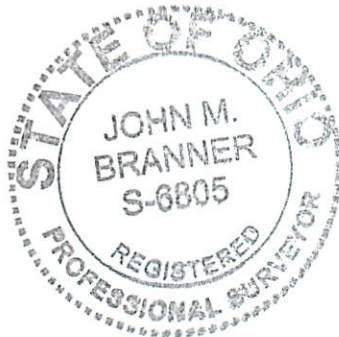
Thence along a new line created by this survey,
N 56° 13' 58" E, 256.31 feet to a magnail set in County Road 110 (Poston Road), passing iron pins set at 120.83 feet, 170.94 feet and 229.23 feet;
Thence along said road,
S 49° 56' 23" E, 182.73 feet to a magnail set;
Thence leaving said road and along new lines created by this survey:
S 54° 06' 21" W, 297.43 feet to an iron pin set, passing iron pins set at 24.33 feet, 124.06 feet and 174.12 feet;
N 36° 49' 40" W, 186.80 feet to the Point of Beginning and **containing 1.154 acres.**

Subject to a 20' existing Water line and a 20' existing Sewer line easement as delineated on map
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 July, 2020 by
John M. Branner P.S. 6805

John M. Branner



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

NOV 04 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: _____

DATE: _____

John M. Branner
11/4/2020

Description of a 0.796 Acre Tract Tract 4

Situated in Section 25, T.10, R.14, Dover Township, and Section 30, T.9, R.14, Athens Township, Athens County, Ohio and being part of the land as described in Volume 514, Page 859 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest corner of Section 25, thence N 69° 56' 17" E, 1227.76 feet (calculated) to an iron pin set, thence S 36° 49' 40" E, 670.46 feet to an iron pin set, thence N 56° 07' 49" E, 169.36 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along a new line created by this survey,

N 56° 07' 49" E, 164.90 feet to a magnail set in County Road 110 (Poston Road), passing an iron pin set at 144.32 feet;

Thence along said road,

S 49° 17' 23" E, 178.46 feet to a magnail set;

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

- (1) **S 45° 53' 31" W, 81.32 feet** to an iron pin set, passing an iron pin set at 30.90 feet;
- (2) **S 68° 54' 48" W, 115.64 feet** to an iron pin set ;
- (3) **N 81° 45' 00" W, 33.47 feet** to an iron pin set;
- (4) **N 46° 30' 25" W, 83.36 feet** to an iron pin set;
- (5) **N 11° 29' 25" W, 61.77 feet** to the Point of Beginning and **containing 0.796 acres**, of which 0.751 acres are contained within Section 25, Dover Township (G010010052409) and 0.045 acres are contained within Section 30, Athens Township (A040040009500)

Subject to a 20' existing Water line and a 20' existing Sewer line easement as delineated on map
Subject to all easements and rights of way of record.

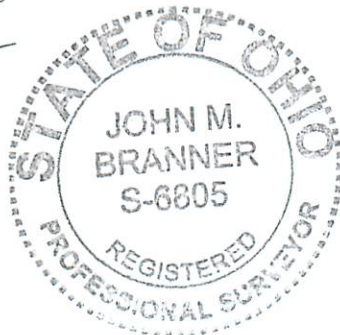
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

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

John M. Branner P.S. 6805

John M. Branner



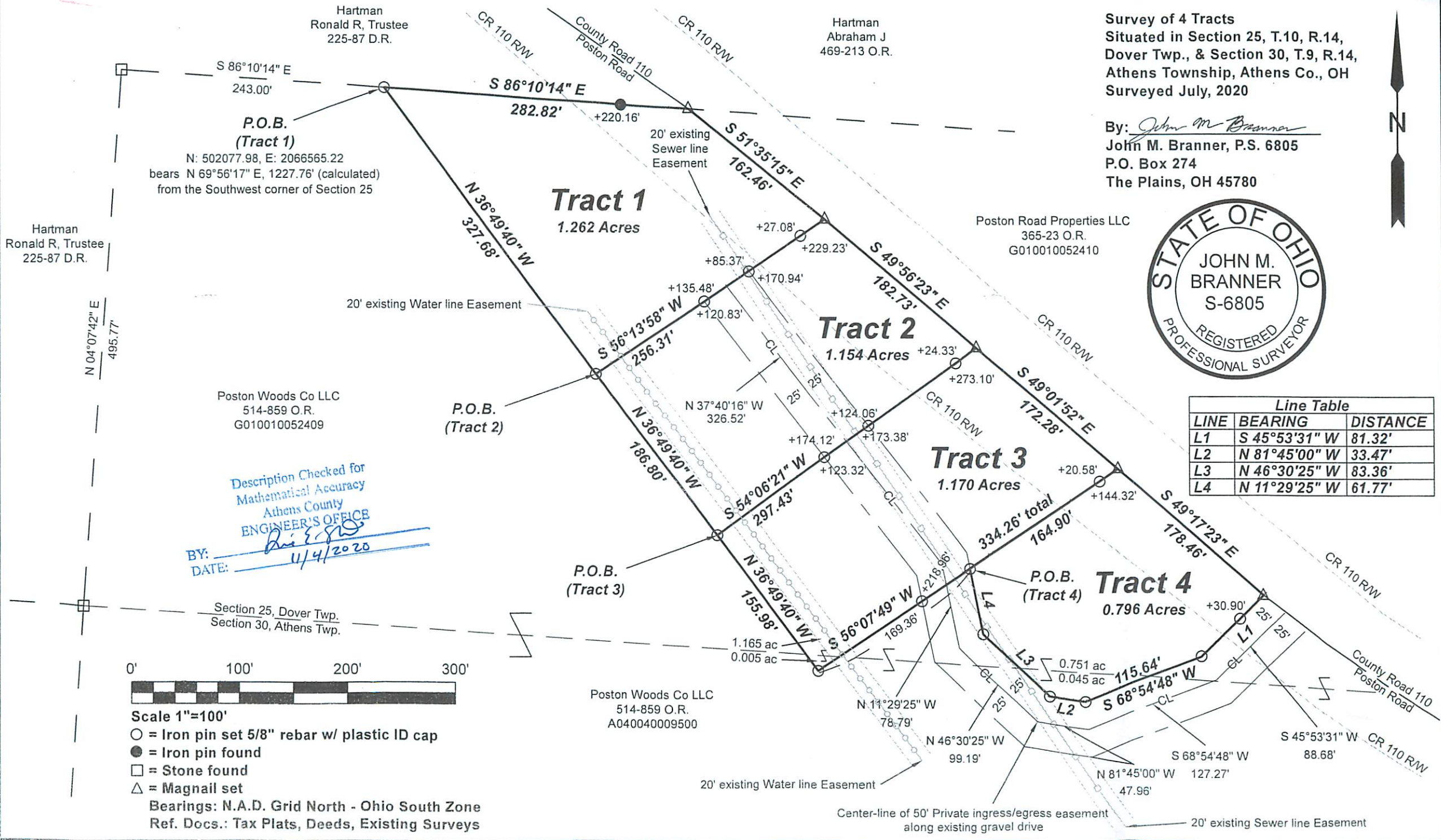
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NOV 04 2020

Jill Thompson
Athens County Auditor

Survey of 4 Tracts
 Situated in Section 25, T.10, R.14,
 Dover Twp., & Section 30, T.9, R.14,
 Athens Township, Athens Co., OH
 Surveyed July, 2020

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



Line Table		
LINE	BEARING	DISTANCE
L1	S 45°53'31" W	81.32'
L2	N 81°45'00" W	33.47'
L3	N 46°30'25" W	83.36'
L4	N 11°29'25" W	61.77'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 11/4/2020



Scale 1"=100'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found
 □ = Stone found
 △ = Magnail set
 Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys