

**DESCRIPTION OF A 0.60 ACRES  
(EXISTING TRACT OF RECORD)**

Situated in Fraction 12, Section 9, T.10, R.14, Dover Township. Athens County. Ohio and being the same tract as recorded in Volume 545, Page 1402 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the right of way of Sand Ridge Rd and on the North-line of Fraction 3 and the south line of Fraction 12, said point bears South 87 degrees 36 minutes 36 seconds East, 1011.80 feet from the North-west corner of Fraction #3;

Thence, along the South-line of Fraction 12 and the North-line of Wakefield ( 522-67 O.R.) **N 87° 36' 36" W, 110.00 feet** to an iron pin set, passing an iron pin set at 4.8', an iron pin found bears South 02 degrees 16 minutes 16 seconds East, 1.83 feet;

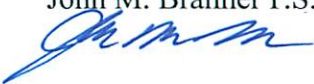
Thence, along the lines of Linscott ( 222-162 O.R.)  
**N 2° 16' 16" W, 228.20 feet** to an iron pin found;  
**N 82° 03' 38" E, 110.00 feet** to a point in the right of way of Sand Ridge Road, passing an iron pin set at 74.03 feet;

Thence, along a line within said right of way of Sand Ridge Road;  
**S 2° 18' 40" E , 248.00 feet** to the point of beginning and containing 0.60 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 February 2019 by  
John M. Branner P.S. 6805



Description Approved  
Jill A. Thompson  
Athens County Auditor



LINSCOTT LORI ZOFCHAK & DAVID  
Deed Reference:222-162 O.R.

ADKINS SALLY  
Deed Reference:545-1402 O.R.  
Parcel ID:G010010028300

0.60 Acres  
Existing Tract of Record

Sand Ridge Rd.



I.P. F. bears  
S 02-16-16 E, 1.83'

N 87° 36' 36" W 110.00'  
WAKEFIELD DAVID JONATHAN  
Deed Reference:522-67 O.R.

Fr. 12  
Fr. 3

P.O.B.  
S 87° 36' 36" E, 1011.80' from  
N.W. cor of Fr. #3

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 2/6/19



Scale 1"=50'

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

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 0.60 Acre tract  
Situating in Fr. #12, Sec. 9,  
T.10, R.14, Dover Twp.  
Athens Co., OH 45701  
Surveyed Feb., 2019

By: *[Signature]*  
John M. Branner, P.S. 8605  
12500 N. Peach Ridge Rd.,  
Athens, Oh. 45701