

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Tracy Williams*
DATE: 3/30/18

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

APR 02 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 39.736 ACRE TRACT

To be continuous and contiguous with Brian K. Bobo Jr. 10.806 acre tract (329-1493 O.R.)

Situated in Fractions 2 & 3, Section 9, T-10, R-14, Dover Township, Athens County, Ohio, being all of the land as described in Volume 221, Page 375 of the Official Records of Athens County and being more particularly described as follows:

Commencing at the Northwest corner of Fraction 3, thence S 87° 36' 36" E, 68.64 feet to a iron pin previously set, thence S 03° 07' 20" W, 751.08 feet to an iron pin previously set and also being the **Point of Beginning** for the survey herein described:

Thence along the West lines of Schmittauer (329-1493 O.R.),
S 06° 53' 53" E, 102.36 feet to an iron pin set by base of Oak tree;
S 86° 45' 43" W, 61.41 feet to an iron pin found;
S 12° 55' 51" W, 647.25 feet to an iron pin found;
S 38° 24' 05" W, 281.02 feet to an iron pin found at the Northeast Corner of Davidson (329-1489 O.R.);
Thence along the North line of Davidson,
S 78° 00' 21" W, 344.75 feet to an iron pin found at the Northeast corner of Bobo Jr. (329-1493 O.R.);
Thence along the North line of Bobo Jr.,
S 62° 42' 09" W, 398.62 feet to an iron pin found;
Thence along the West line of Bobo Jr.,
S 10° 15' 51" W, 896.49 feet to a point in the center of Township Road 324 (Sand Ridge Road);
Thence leaving said road and along the East line of Bobo Sr. (374-501 O.R.),
N 08° 11' 37" E, 893.29 feet to an iron pin set at the Northeast corner of Bobo Sr., passing an iron pin found at 37.49 feet;
Thence along the North line of Bobo Sr.,
N 88° 49' 48" W, 319.00 feet to an iron pin found at the Northeast corner of Gradin (287-1305 O.R.);
Thence along the North line of Gradin,
N 64° 59' 23" W, 300.00 feet to an iron pin found at the Northeast corner of Gradin (403-575 O.R.);
Thence along the North line of Gradin,
S 76° 25' 06" W, 148.03 feet to an iron pin found;
Thence along the East line of Conkling & Wineland, LLC (369-743 O.R.),
N 04° 16' 53" E, 1028.98 feet to an iron pin set by a fence corner;
Thence along the South line of Linscott (253-1849 O.R.),
N 87° 15' 22" E, 1752.19 feet to the point of beginning **and containing 39.736 acres** of which 39.607 acres are contained within Fraction 2, and 0.129 acres are contained within Fraction 3 and is to be continuous and contiguous with Brian K. Bobo Jr. 10.806 acre tract (329-1493 O.R.)

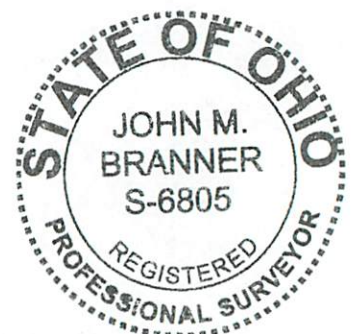
Subject to all easements and rights of way of record.

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

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

The above description is based on a field survey completed March, 2018 by

John M. Branner P.S. 6805





Conkling & Wineland, LLC
369-743 O.R.

Linscott
David E. et al
253-1849 O.R.

Fraction 2
37.607 acres

Fraction 3
0.129 acres

Fraction 2
Fraction 3

P.O.B.
Iron Pin
Previously
Set

set by base of
Oak Tree
S 86° 45' 43" W
61.41'

Schmittauer
John C.
329-1493 O.R.

Davidson
Constance H.
329-1489 O.R.

Bobo
Brian K. Jr.
329-1493 O.R.

Bobo
Brian K.
& Bevera D.
374-501 O.R.

Gradin
Sherrie L.,
Trustee
403-575 O.R.

Gradin
Sherrie L.,
Trustee
287-1305 O.R.

Township Road 324
(Sand Ridge Road)

+37.49'

N 08° 11' 37" E 893.29'
S 10° 15' 51" W 896.49'



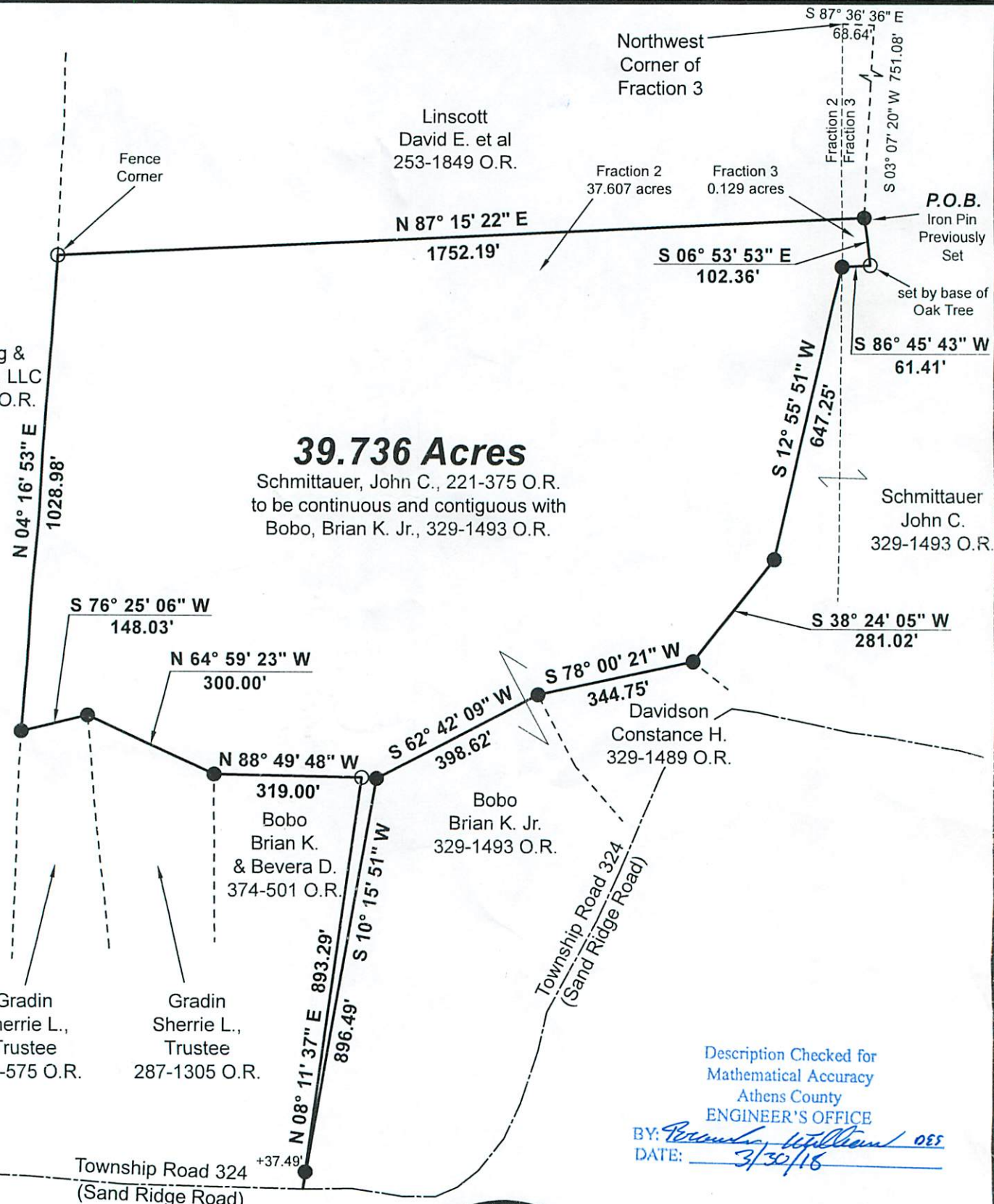
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *William Williams* 025
DATE: 3/30/18

Survey of a 39.736 Acre tract
Situated in Fractions 2 & 3,
Section 9, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed March, 2018

By: *John M. Branner*
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780



○ = 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



39.736 Acres

Schmittauer, John C., 221-375 O.R.
to be continuous and contiguous with
Bobo, Brian K. Jr., 329-1493 O.R.