

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Williams
DATE: 2/15/17

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

FEB 15 2017

Jill Thompson
Athens County Auditor

Description of a 6.001 Acre Tract

Situated in Outlots 42 and 43 of Fraction 12, Section 10, Lee Township, T-10, R-15, Athens County, Ohio and being part of a 16.138 acre tract as described in book 451, page 2174 of the official records of the Athens County Auditor's Office and being more particularly described as follows:

Commencing at an iron bar at the estimated northeast corner of Outlot 42 and also being the northeast corner of Gaither 16.138 acre tract (451-2174 OR);
Thence along the lines of Sauiner (619-447 OR),
S 2° 55' 59" W, 1092.46 feet to the center of Twp. Rd. 13 (Coe Rd.), passing an iron pin found with a cap stamped "Swoyer 6765" at 1078.35 feet;
Thence along said road,
N 86° 58' 54" W, 370.86 feet to the **point of beginning** of the survey herein described;
Thence continuing along said road,
N 86° 58' 54" W, **515.58 feet** to a point;
Thence leaving said road and along the line of Gogel (348-1684 OR) 11.57 acre tract,
N 9° 33' 42" E, **188.53 feet** to an iron pin found, passing and iron pin found with cap stamped "Newman 5043" at 30.15 feet;
Thence along the line Gogel (451-2178 OR) 4.13 acre tract,
N 33° 45' 55" E, **608.32 feet** to an iron pin set;
Thence along new lines created by this survey,
S 56° 14' 30" E, **212.17 feet** to an iron pin set;
S 2° 56' 53" W, **601.66 feet** to the point of beginning, passing an iron pin set at +566.36 feet and **containing 6.001 acres total**, more or less of which 1.700 acres are in O.L. 43 and 4.301 acres are in O.L. 42.

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: Assumed and to be used to denote interior angles only and based on a survey by Thomas

Trantina, P.S. 8320, of a 16.138 & 4.570 acres tract dated 6/17/10

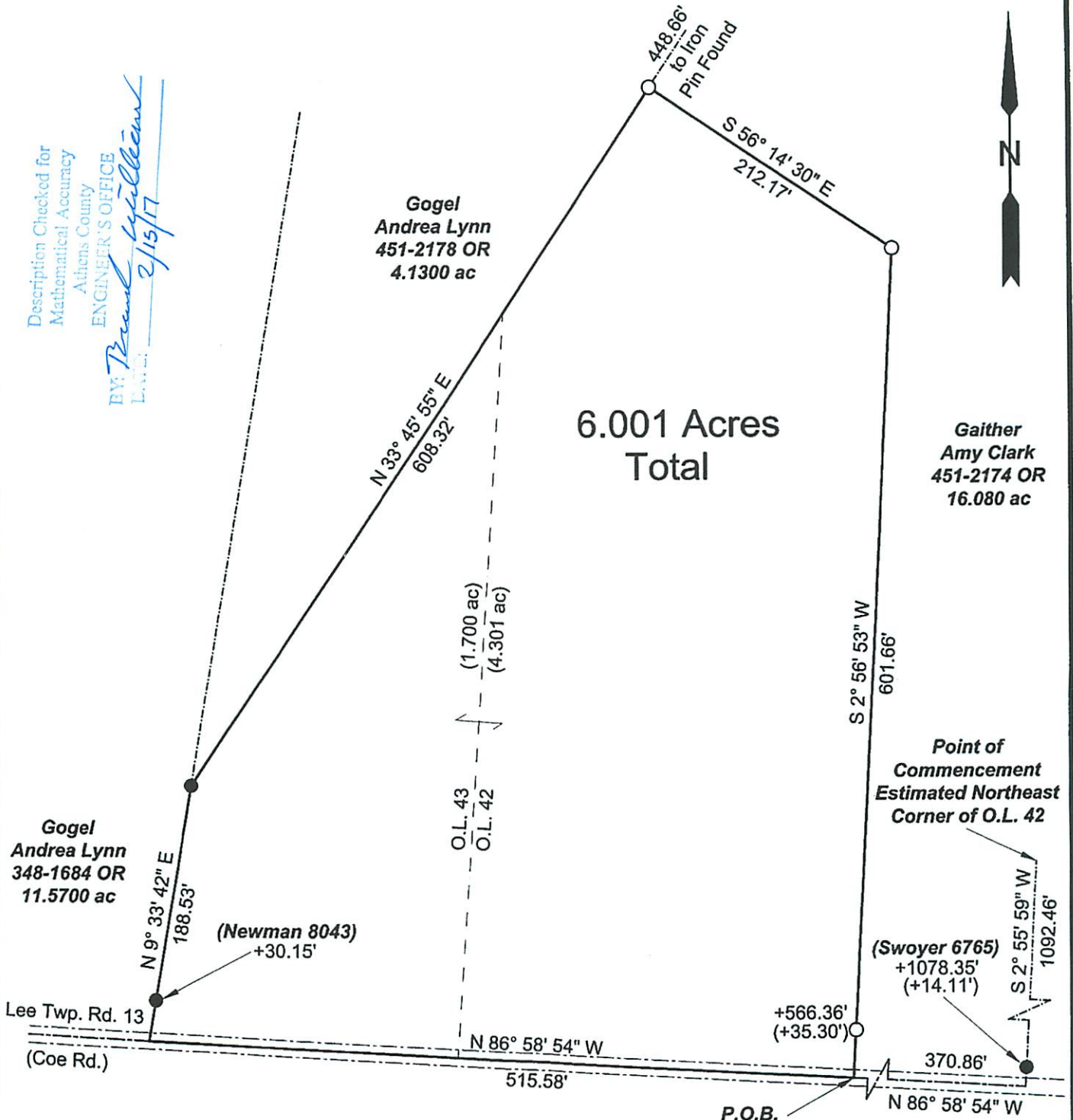
The above description is based on a field survey completed February 2017 by

John M. Branner P.S. 6805



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BY: *Brannan Williams*
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Scale 1 inch = 100 feet
 ○ = iron pin set 5/8" x 30" rebar w/ plastic I.D. Cap
 ● = iron pin found
 Bearings: Assumed and to be used to denote interior angles only
 Ref. Docs.: Tax Plat, Deeds, Survey by Thomas Trantina P.S. 8320 of a 16.138 & 4.570 acre tract dated 6/17/10



Survey of a 6.000 Acre Tract
 Situated in Section 10, T.10, R.15,
 Lee Twp., Athens Co., Ohio
 Surveyed February, 2017

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