

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Paul William  
DATE: 3/23/17

MAR 24 2017

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF A 27.835 ACRE TRACT  
(Existing Tracts of Record)**

Situated in Fractions 17 and 18 , Section 22, Lee Township, Athens County Ohio and being all of the land as described in Volume 252, Page 897 of the Official Records of Athens County and being more particularly described as follow:

Beginning at a stone found at the South-west corner of Fraction 17 ,  
Thence, along the West-line of said Fraction 17,  
**N 3° 50' 07" E, 868.25 feet** to a point;  
thence, along the south -line of Hutchison ( 62- 3 O.R.)  
**S 89° 35' 00" E, 863.66 feet** to an iron pin found, passing an iron pin set at 27.90 feet;  
Thence, along the lines of Barcus ( 208-163 O.R.), ( 74-282 O.R.)  
**S 4° 00' 25" W, 911.70 feet** to a stone found; 76.89  
**S 86° 37' 31" E, 106.09 feet** to a stone found;  
**S 2° 49' 54" W, 690.73 feet** to a point in Factory Road, passing an iron pin set at 654.79 feet;  
Thence, along said road:  
**N 71° 35' 25" W, 348.57 feet;**  
**N 48° 34' 54" W, 343.51 feet;**  
**N 53° 23' 06" W, 436.67 feet;**  
Thence, leaving said road and along the west-line of Fraction 18;  
**N 3° 30' 00" E, 148.08 feet** to the point of beginning and containing 27.835 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 March 2017 by

John M. Branner P.S. 6805



JOHN & THERESA HUTCHISON  
62-3 O.R.  
S 89° 35' 00" E

TRACT 1  
27.835 Acres  
(Combining existing Tracts of Record)

Roger and Jane Pfeiffer  
252-897 O.R.

JOHN & THERESA HUTCHISON  
85-322 O.R.

Tract 2  
0.253 Ac

BARCUS LINDA I ETAL  
208-163 O.R.

Fr. 34  
Fr. 24  
22.00'  
L3  
L2  
L1  
P.O.B.  
N 3° 30' 00" E  
148.08'  
+20.00'  
Fr. 17  
Fr. 18  
Worley West Rd.  
JOHN & THERESA HUTCHISON  
85-528 O.R.

(17.575 ac.)  
(10.26 ac.)

H010010018901  
H010010019000

S 4° 00' 25" W  
911.70'  
S 86° 37' 31" E  
106.09'

BARCUS LINDA I ETAL  
74-282 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Pranay Upadhyay*  
DATE: 3/23/17

Line	Bearing	Distance
1	S 3° 30' 00" W	148.08'
2	N 41° 45' 20" W	209.61'
3	S 86° 42' 06" E	148.88'

N 53° 23' 06" W  
436.67'

Cooley Rd.  
N 48° 34' 54" W  
343.51'

Factory Rd.  
N 71° 35' 25" W  
348.57'

690.73'  
S 2° 49' 54" W  
690.73'

+654.79'

Survey of a 27.835 Acre Tract  
Situating in Fr. 17, & Fr. 18 of  
Lee Twp., T.10, R.15, Athens Co., Oh.  
and a 0.253 Acre Tract in Fr.. 24,  
T.10, R.15, Knox Twp. Vinton Co., Oh.  
Surveyed March 2017

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



0' 200' 400' 600'



Scale 1 inch = 200 feet

- △ = Point
  - = Stone fd.
  - = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
  - = iron pin found
- Bearings: N.A.D. 83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plat, Deeds, Surveys  
G.H Smith Survey, G.Wright Survey



**Description of a 0.253 Acre Tract  
(Existing Tract of Record 33-649 O.R.)**

Situated in Fraction 24, T.10, R.15, Knox Township, Vinton County, Ohio and being the same tract as recorded in Volume 33, Page 649 of the Official Records of Vinton County, Ohio and being more particularly described as follows:

Beginning at a stone found at the North-east corner of Fraction 24, `  
Thence, **South 03 degrees 30 minutes West, 148.08 feet** along the East-line of Fraction 24 and the West-line of Roger and Jane Pfeiffer (252-897 Athens County Official Records) to a point in Worley West Road, passing an iron pipe found at 128.08 feet;

Thence, along said road, **North 41 degrees 45 minutes 20 seconds West, 209.61 feet** to a point , an iron pin set bears North 86 degrees 42 minutes 06 seconds West, 22.00 feet;

Thence, leaving said road and along the North line of Fraction 24 and the South-line of John & Theresa Hutchison (85-322 Vinton County Official Records),  
**South 86 degrees 42 minutes 06 seconds East, 148.88 feet** to the point of beginning and containing 0.253 acres

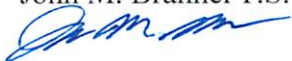
Subject to all easements and rights of way of record.

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

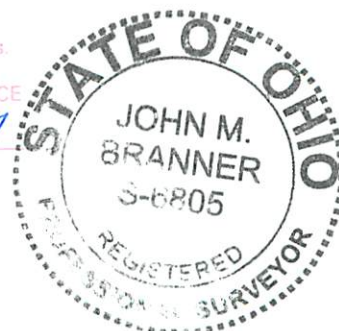
The above description is based on a field survey completed March 2017 by

John M. Branner P.S. 6805



The description and plat submitted is approved for accurate mathematical closure and/or proper platting references.  
APPROVED FOR TRANSFER BY  
VINTON COUNTY ENGINEER'S OFFICE  
BY Hul DATE 03-24-17

RESTRICTED APPROVAL  
CAN BE TRANSFERRED ONLY  
WITH AN ADJOINING PARCEL  
OR TO AN ADJOINING PARCEL



JOHN & THERESA HUTCHISON  
62-3 O.R.  
S 89° 35' 00" E

TRACT 1  
27.835 Acres  
(Combining existing Tracts of Record)

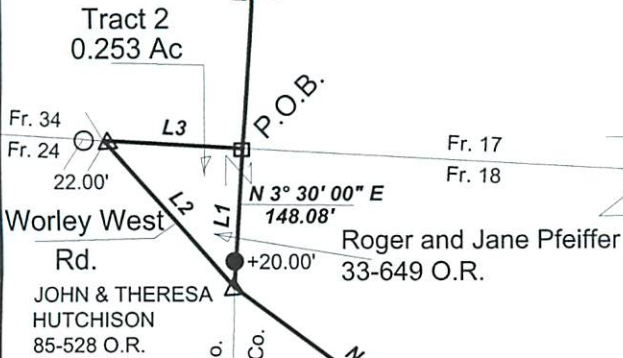
JOHN & THERESA HUTCHISON  
85-322 O.R.

Roger and Jane Pfeiffer  
252-897 O.R.

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BY JMB DATE 03-24-17

BARCUS LINDA I ETAL  
208-163 O.R.

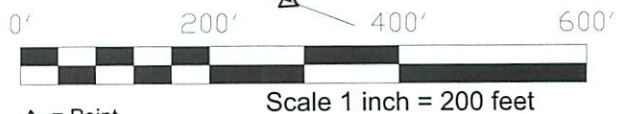
BARCUS LINDA I ETAL  
74-282 O.R.



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  - = Stone fd.
  - = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
  - = iron pin found
- Bearings: N.A.D. 83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plat, Deeds, Surveys  
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