

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

DEC 11 2018

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perennial Atkinson  
DATE: 12/10/18

### DESCRIPTION OF A 25.00 ACRE TRACT

Situated in Fractions 7 and 13 ( Section 14), T.10, R..15, Lee Township, Athens County, Ohio and being a part of a 50.00 acre tract as described in Volume 524, Page 1964 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the South-east corner of Lot 6 of Winfield Estates Subdivision ( Env. 508-A,B)

Thence, along the lines of Cornwell Farms ( 500-41 O.R.)

S 3° 25' 04" W, 794.46 feet to an iron pin found;

S 86° 20' 41" E, 222.53 feet to an iron pin found;

S 3° 45' 29" W, 68.46 to a point in Dickson Road, passing an iron pin found at 57.46 feet;

Thence, along said road:

S 69° 30' 45" W, 98.71 feet;

S 81° 59' 15" W, 97.04 feet;

S 88° 10' 39" W, 762.77 feet;

S 87° 23' 55" W, 362.24 feet;

Thence, leaving said road and along new lines created by this survey:

N 2° 17' 55" E, 1024.88 feet;

Thence, along the south lines of Winfield Estates Subdivision (Lots 4,5,6):

S 86° 53' 46" E, 1103.09 feet to the point of beginning and containing 25.00 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 December 2018 by

John M. Branner P.S. 6805



Parcel ID: H010010015201  
JONES JOSHUA JONES LORI  
Deed Reference: 509-0001 O.R.

Calc. Location

Winfield Estates Subd.  
Env. 509 A&B

S 88° 53' 46" E  
1144.46'

Lot 4

Winfield Estates Subd.  
Env. 509 A&B

Lot 5  
+367.93' S 88° 53' 46" E  
1103.09'

Lot 6

P.O.B.  
S.E. cor of  
Lot 6 of  
Winfield Estates Subd.  
Env. 509 A&B

Calc. Location

Parcel ID: H010010015202  
MATHENY MICHELLE E TRUSTEE  
Deed Reference: 524-1964 O.R.

Residual  
25.00 acres

25.00 Acres

Parcel ID: H010010014900  
CORNWELL FARM ATHENS COUNTY LLC  
Deed Reference: 500-41 O.R.

N 2° 17' 55" E  
1024.88'

S 3° 25' 04" W  
794.46'

Parcel ID: H010010015200

GILLETTE BESSIE  
Deed Reference: 524-1968 O.R.

N 21° 23' 24" W  
919.16'

Fr. 7  
Fr. 13

S 3° 45' 28" W  
68.46'  
S 86° 20' 41" E  
222.53'

+ 15.0'  
S 86° 27' 07" W  
377.90'

Dickson Rd.

S 87° 23' 59" W  
409.16'

+ 60.00'  
S 87° 23' 55" W  
362.24'

S 88° 10' 39" W  
762.77'

Dickson Rd.

S 81° 59' 15" W  
97.04'

+ 57.46'  
S 69° 30' 45" W  
98.71'



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Branner*  
DATE: *12/10/18*

0' 200' 400' 600'



Scale 1"=200'

○ = 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

Bayha P.S. 6139 Survey of 50 ac. - June 2016



Survey of a 25.00 Acre tract  
Sited in Fractions 7 & 13  
Section 14, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed Dec., 2018

By: *John M. Branner*  
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