

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

JUL 10 2017

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Dani E. Ste*  
DATE: 7/10/17

Approved By  
Athens County Regional Planning Commission

Date: 7/13/17  
*Jessie P*

**DESCRIPTION OF A 2.463 ACRE TRACT**  
**Lot 3**

Situated in Section 16, T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Northeast Corner of Section 16, thence along the North line of Section 16, N 86° 22' 35" W, 802.96 feet to a point where a fence corner found bears North 1 degree 49 minutes 45 seconds West, 2.74 feet;  
Thence along the West line of Borch (376-867 OR):  
S 1° 49' 45" E, 456.41 feet to a fence corner found;  
S 6° 51' 01" E, 354.10 feet to an iron pin set and also being the **Point of Beginning** for the tract of and herein described:

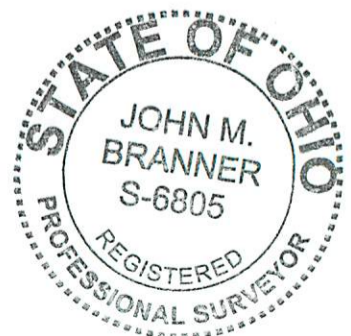
Thence along the South line of Borch (376-867 OR):  
S 36° 07' 37" E, 222.49 feet to an iron pin set;  
Thence along a new line created by this survey:  
S 31° 55' 20" W, 438.53 feet, passing an iron pin set at 412.03 feet, to a point in the center of State Route 681;  
Thence along the center of said State Route:  
N 40° 33' 04" W, 285.07 feet to a point;  
Thence leaving said State Route and along a new line created by this survey:  
N 40° 27' 57" E, 440.74 feet, passing an iron pin set at 34.79 feet, to the point of beginning **and containing 2.463 acres.**

Subject to all easements and rights of way of record.

Bearings: Grid North, N.A.D. 83

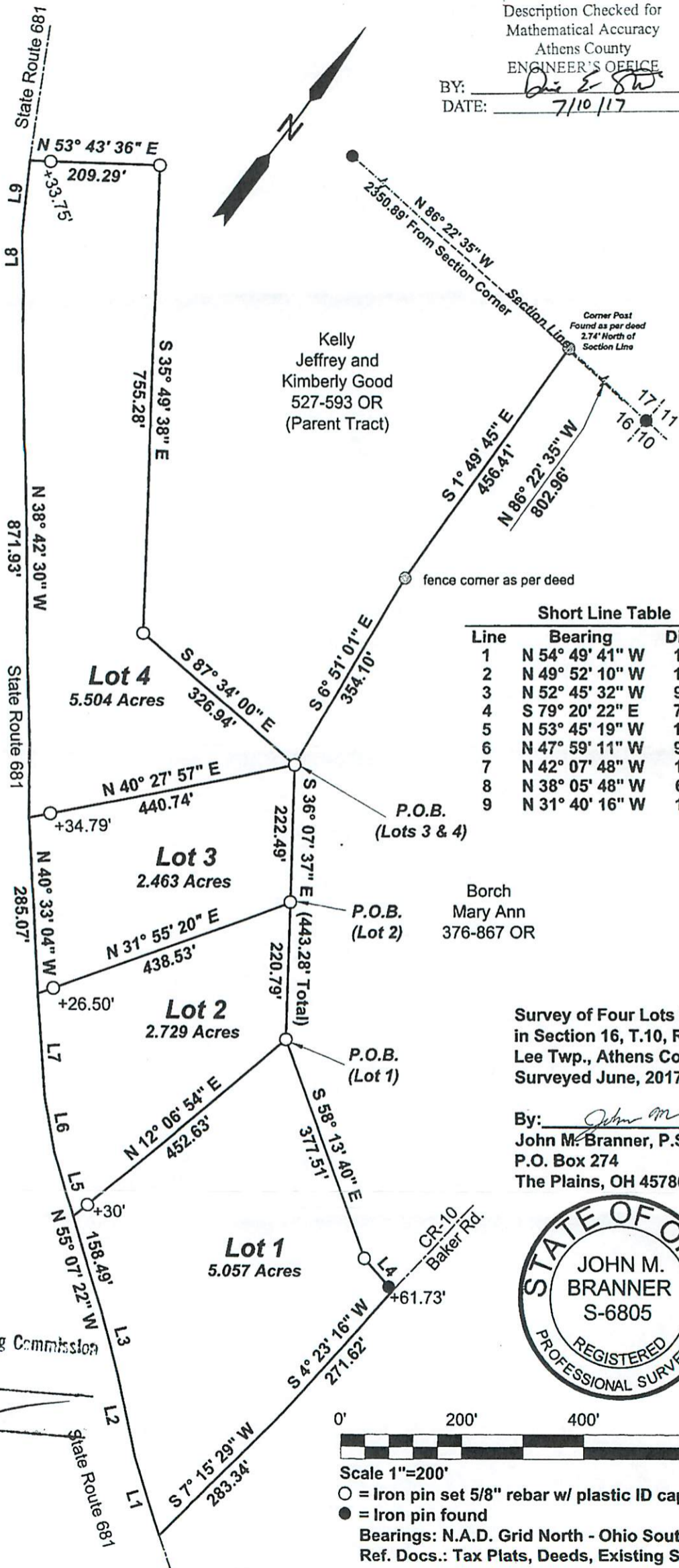
The above description is based on a field survey completed June 2017 by  
John M. Branner P.S. 6805

*John M. Branner*



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ENGINEER'S OFFICE

BY: David E. Smith  
DATE: 7/10/17



Short Line Table

Line	Bearing	Distance
1	N 54° 49' 41" W	132.01'
2	N 49° 52' 10" W	148.40'
3	N 52° 45' 32" W	97.29'
4	S 79° 20' 22" E	70.72'
5	N 53° 45' 19" W	108.12'
6	N 47° 59' 11" W	92.69'
7	N 42° 07' 48" W	165.46'
8	N 38° 05' 48" W	69.32'
9	N 31° 40' 16" W	120.76'

Survey of Four Lots Situated  
in Section 16, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed June, 2017

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



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

Approved By  
County Regional Planning Commission

7/13/17

*[Signature]*