

Description of an existing 0.718 Acre Tract

Situated in Section 8, T.10, R.15, Lee Township, Athens County, Ohio and being all of the land as described in Volume 554, Page 1248 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the center of Township Road 3 (Dickson Road) and bearing N 57°04'15" E, 2167.44 feet (calculated) from the Southwest corner of Section 8:

Thence along the center of said road,

N 44° 28' 54" W, 169.59 feet to a point;

Thence leaving said road and along the East line of Cone (530-963 O.R.),

N 44° 07' 36" E, 180.07 feet to an iron pin found, passing an iron pin set at 27.93 feet;

Thence along the Southwest line of Allman (537-637 O.R.),

S 44° 16' 40" E, 178.55 feet to an iron pin found on the right-of-way of Grandview Avenue;

Thence along said right-of-way,

S 46° 58' 51" W, 179.44 feet to the point of beginning, passing an iron pin found at 157.49 feet and **containing 0.718 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 – Ohio South Zone

The above description is based on a field survey completed May, 2020 by:

Jeb Branner, S.I., E.I., under the supervision of:

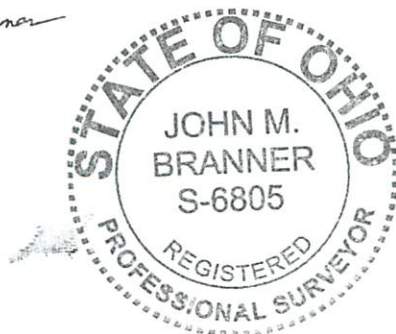
John M. Branner P.S. 6805

John M. Branner

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

JUN 04 2020

Jill Thompson
Athens County Auditor





Allman
Jim D & Diana J
537-637 O.R.

Cone
Teresa L
530-963 O.R.

0.718 Acres

Collins
joyce S Davis, Sonny James
554-1248 O.R.

20'
N 44°16'36" W
258.74'

N 44°07'36" E
180.07'

S 44°16'40" E
178.55'

+27.93'

N 44°28'54" W
169.59'

S 46°58'51" W
179.44'

+157.49'

Grandview Avenue

P.O.B.

N: 444351.24, E: 2047147.96
Bears N 57°04'15" E, 2167.44' (calculated)
from the Southwest corner of Section 8

Dickson Road
Township Road 3

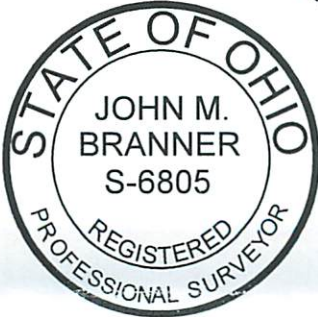
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Praveen Kattilana*
DATE: 6/4/20

Survey of an existing
0.718 Acre tract
Situated in Section 8, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed May, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:



Scale 1"=50'

○ = 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



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

Point	Bearing	Distance	Northing	Easting	Elevation
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Database opened by owner: Thursday, June 04, 2020 10:21 AM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	44.2854NW	169.59			
TR	N 44° 28' 54" W	169.59			
2			5120.99817	4881.17151	
Raw:	44.0736NE	180.07			
TR	N 44° 07' 36" E	180.07			
3			5250.25284	5006.54470	
Raw:	44.1640SE	178.55			
TR	S 44° 16' 40" E	178.55			
4			5122.41754	5131.19717	
Raw:	46.5851SW	179.44			
TR	S 46° 58' 51" W	179.44			
5			4999.99586	5000.00401	
IN	N 44° 07' 38" W	0.01			
1			5000.00000	5000.00000	

Area = 31280.688 Sq Feet or 0.718 Acres more or less

Database opened by owner: Thursday, June 04, 2020 2:23 PM.