

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

DEC 14 2017

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert J. Branner
DATE: 12/13/17

Jill Thompson
Athens County Auditor

Approved By
~~Athens~~ County Regional Planning Commission

Date: 12/18/17
Jessie [Signature]

DESCRIPTION OF A 0.758 ACRE RIGHT OF WAY (MODOC ROAD RELOCATION)

Situated in Section 19, T.11, R.14, Trimble Township, Athens County, Ohio and being part of the Gregroy Allen and Carol Simons Tracts (PID#s M010010065-100, M010010066307) as recorded in Volume 295, Page 395 D.R. and Volume 259, Page 1332 O.R. respectively and being more particularly described as follows:

Beginning at a point in State Route 685, said point bears South 62 degrees 20 minutes 28 seconds West, 2444.27 feet from a stone at the North-east corner of South-west Quarter of Section 19.

Thence, along the lines of Cora Oliver (234-296 D.R.)

N 18° 40' 50" W, 135.00 feet to an iron pin set, passing an iron pin set at 30.00 feet;

N 63° 37' 07" W, 132.73 feet to an iron pin set in the South-line of a former railroad right of way;

Thence, along the south-line of said railroad right of way:

N 85° 17' 36" W, 45.01 feet to an iron pin set;

Thence, continuing along said right of way and running along the North line of McCall (192-356 O.R.

On a curve to the right: Arc= 139.75 feet; Chord= N 83-27-21 W, 139.73 feet; Radius =2178.79 feet

to a point in the creek;

Thence, along the East-line of Robert W. and Vicky L. Erdy (342-1627 O.R.)

N 8° 26' 33" E, 80.00 feet to an iron pin set;

Thence, along new lines created by this survey:

S 80° 27' 15" E, 59.77 feet to an iron pin set;

S 76° 07' 26" E, 237.79 feet to an iron pin set;

S 40° 55' 40" E, 80.84 feet to an iron pin set;

S 20° 20' 45" E, 92.10 feet to an iron pin set;

S 4° 57' 21" E, 74.95 feet to a point in State Route 685, passing an iron pin set at 42.30 feet,

Thence, along State Route 685:

N 85° 51' 31" W, 47.29 feet to the point of beginning and containing 0.758 acres.

The attached plat is to be considered an integral part of this description,.

Subject to all easements and rights of way of record.

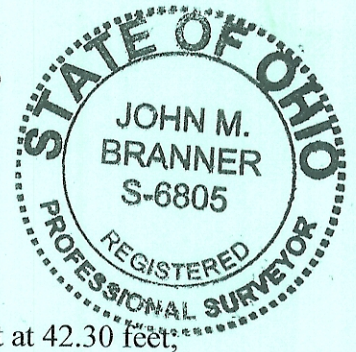
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing : Grid North- N.A.D. 83

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

John M. Branner P.S. 6805

John M. Branner

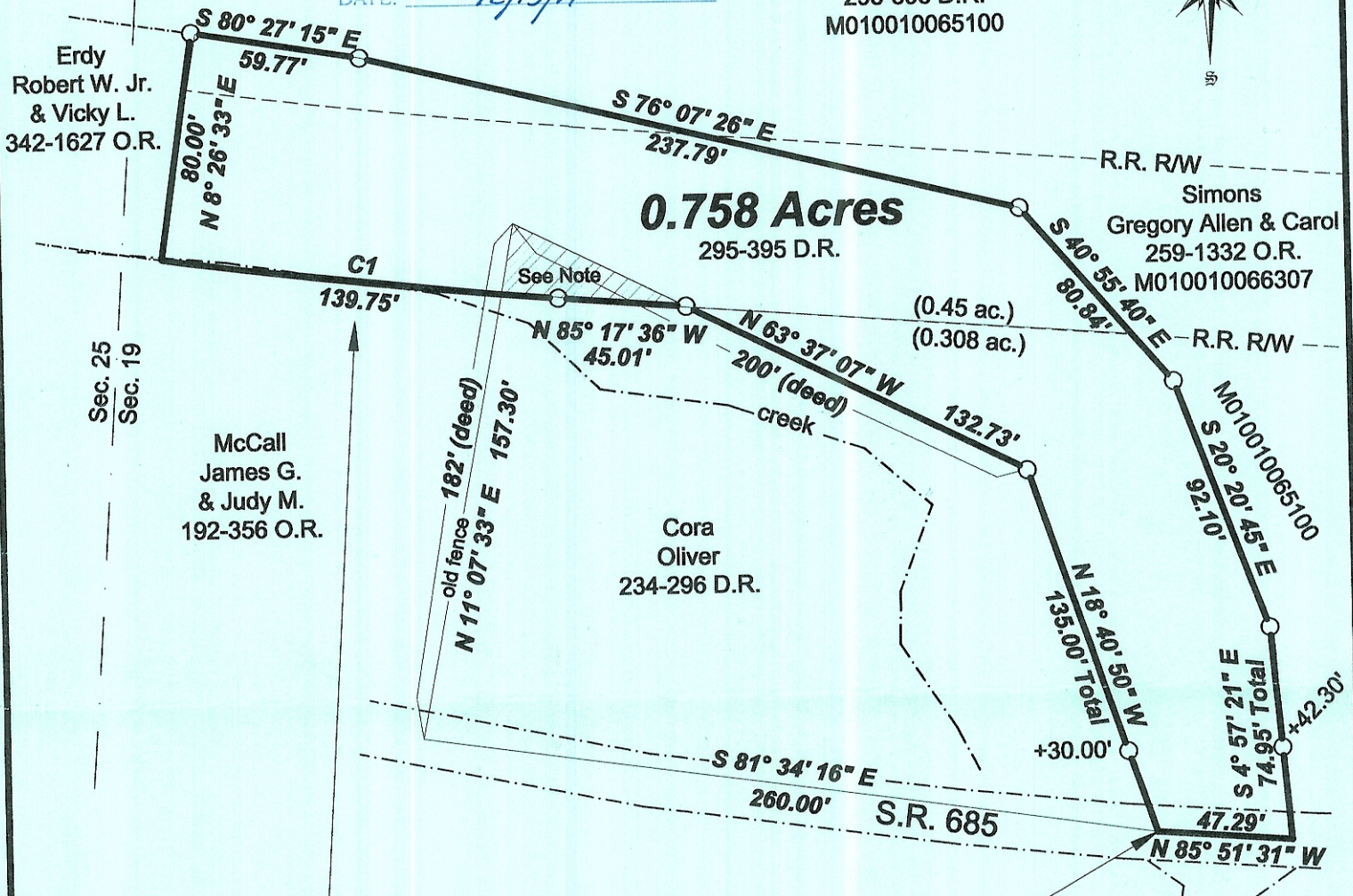


Plat of Right of Way to be acquired for Re-location of Modoc Rd. (Trimble Twp Rd. 302)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner Williamson*
DATE: 12/13/17

Simons
Gregory Allen & Carol
295-395 D.R.
M010010065100



0.758 Acres

295-395 D.R.

Simons
Gregory Allen & Carol
259-1332 O.R.
M010010066307

McCall
James G.
& Judy M.
192-356 O.R.

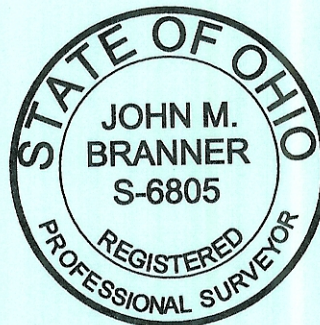
Cora
Oliver
234-296 D.R.

Curve Data

Radius	Arc	Chord	Chord Bearing
2178.79	139.75	139.73	N 83° 27' 21" W

P.O.B.
bears S 62° 20' 28" W,
2444.27 feet from a stone at
the Northeast Corner
of the Southwest Quarter
of Section 19

Note: Cora Oliver Deed (234-296 D.R.)
overlaps into former Railroad Right of Way
acquired by Simons (295-395 O.R.)

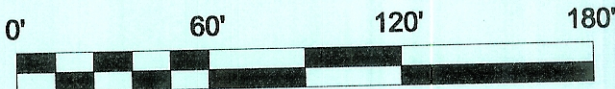


Approved By
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Date: 12/18/17
Jessie P.

Survey of a 0.758 Acre Tract
Situated in Section 19, T.11, R.14,
Trimble Twp., Athens Co., Ohio
Surveyed Nov. 2017

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



Scale 1 inch = 60 feet

○ = 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