

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert Littlejohn
DATE: 7/28/17

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

JUL 28 2017

Jill Thompson
Athens County Auditor
DESCRIPTION OF A 33.84 ACRE TRACT

Situated in Section 17, T.5, R.11, Troy Township, Athens County, Ohio and being a part of the John S. and Carol Enoch tract of land as described in Volume 187, Page 788 of the Official Records of Athens county and being more particularly described as follows:

Beginning at a stone at the North-west corner of the south-west quarter of Section 17; thence, along the lines of Brandeberry (24-164 O.R.):

N 88° 43' 32" E, 657.71 feet to a point in Bingham's Spring Run, passing an iron pin set in line with an old fence at 637.71 feet;

Thence, continuing along the lines of Brandeberry (24-164 O.R.) and the meanderings of Bingham's Spring Run:

- N 4° 07' 07" E, 124.71 feet ;
- N 76° 22' 39" E, 67.86 feet;
- N 10° 51' 48" W, 79.74 feet;
- N 47° 06' 10" E, 102.45 feet;
- N 4° 00' 22" E, 64.18 feet;
- N 63° 13' 07" E, 252.10 feet;
- S 88° 51' 14" E, 82.19 feet;
- N 65° 13' 49" E, 79.07 feet;
- N 30° 35' 46" E, 39.90 feet;
- S 84° 12' 59" E, 55.09 feet;
- N 47° 09' 10" E, 87.89 feet;

Thence, leaving said run and along the line of Currey (300-835 O.R.)

S 86° 31' 01" E, 763.07 feet to an iron pin found, passing an iron pin set at 40 feet;

thence, along new lines created by this survey:

- S 2° 31' 52" W, 398.61 feet to an iron pin set;
- S 76° 02' 52" W, 315.00 feet to an iron pin set, passing an iron pin set at 239.20 feet;
- S 0° 36' 04" E 390.72 feet to an iron pin set;

Thence, along the lines of McIntosh (184-207 O.R.)

- S 89° 16' 02" W, 234.73 feet to an iron pin found;
- N 75° 25' 44" W, 538.78 feet to an iron pin found;
- S 15° 53' 24" W, 201.97 feet to an iron pin found;

thence, along the line of Cunningham (303-2264 O.R.)

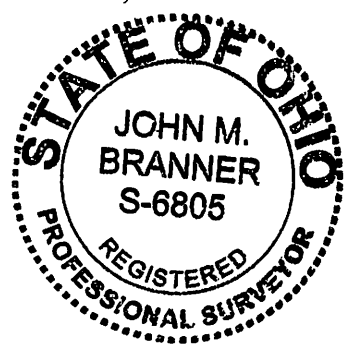
S 0° 53' 11" W, 251.60 feet to an iron pin found;

Thence, along the line of Athens Conservancy (524-2018 O.R.)

- N 87° 20' 22" W, 567.83 feet to a stone found;
- N 87° 40' 30" W, 406.50 feet to a stone found;

Thence, along the west-line of Section 17

N 3° 01' 42" E, 581.77 feet to the point of beginning and containing 33.84 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 July 2017

John M. Branner P.S. 6805

A handwritten signature in black ink, appearing to read "John M. Branner".

Legal Description
For File: STS9645

Situated in the Township of Troy, County of Athens and State of Ohio:

And known as being situated in Section 17, T.5, R.11, Troy Township, Athens County, Ohio and being a part of the John S. and Carol Enoch tract of land as described in Volume 187, Page 788 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone at the North-West corner of the South-West quarter of Section 17;

Thence, along the lines of Brandeberry (24-164 O.R.): North 88 deg. 43' 32" East, 657.71 feet to a point in Bingham's Spring Run, passing an iron pin set in line with an old fence at 637.71 feet;

Thence, continuing along the lines of Brandeberry (24-164 O.R.) and the meanderings of Bingham's Spring Run:

North 4 deg. 07' 07" East, 124.71 feet;

North 76 deg. 22' 39" East, 67.86 feet;

North 10 deg. 51' 48" West, 79.74 feet;

North 47 deg. 06' 10" East, 102.45 feet;

North 4 deg. 00' 22" East, 64.18 feet;

North 63 deg. 13' 07" East, 252.10 feet;

South 88 deg. 51' 14" East, 82.19 feet;

North 65 deg. 13' 49" East, 79.07 feet;

North 30 deg. 35' 46" East, 39.90 feet;

South 84 deg. 12' 59" East, 55.09 feet;

North 47 deg. 09' 10" East, 87.89 feet;

Thence, leaving said Run and along the line of Currey (300-835 O.R.)

South 86 deg. 31' 01" East, 763.07 feet to an iron pin found, passing an iron pin set at 40 feet;

Thence, along new lines created by this survey:

South 2 deg. 31' 52" West, 398.61 feet to an iron pin set;

South 76 deg. 02' 52" West, 315.00 feet to an iron pin set, passing an iron pin set at 239.20 feet;

South 0 deg. 36' 04" East 390.72 feet to an iron pin set;

Thence, along the lines of McIntosh (184-207 O.R.)

South 89 deg. 16' 02" West, 234.73 feet to an iron pin found;

North 75 deg. 25' 44" West, 538.78 feet to an iron pin found;

South 15 deg. 53' 24" West, 201.97 feet to an iron pin found;

Thence, along the line of Cunningham (303-2264 O.R.)

South 0 deg. 53' 11" West, 251.60 feet to an iron pin found;

Thence, along the line of Athens Conservancy (524-2018 O.R.)

North 87 deg. 20' 22" West, 567.83 feet to a stone found;

North 87 deg. 40' 30" West, 406.50 feet to a stone found;

Thence, along the West line of Section 17 North 3 deg. 01' 42" East, 581.77 feet to the point of beginning and containing 33.84 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

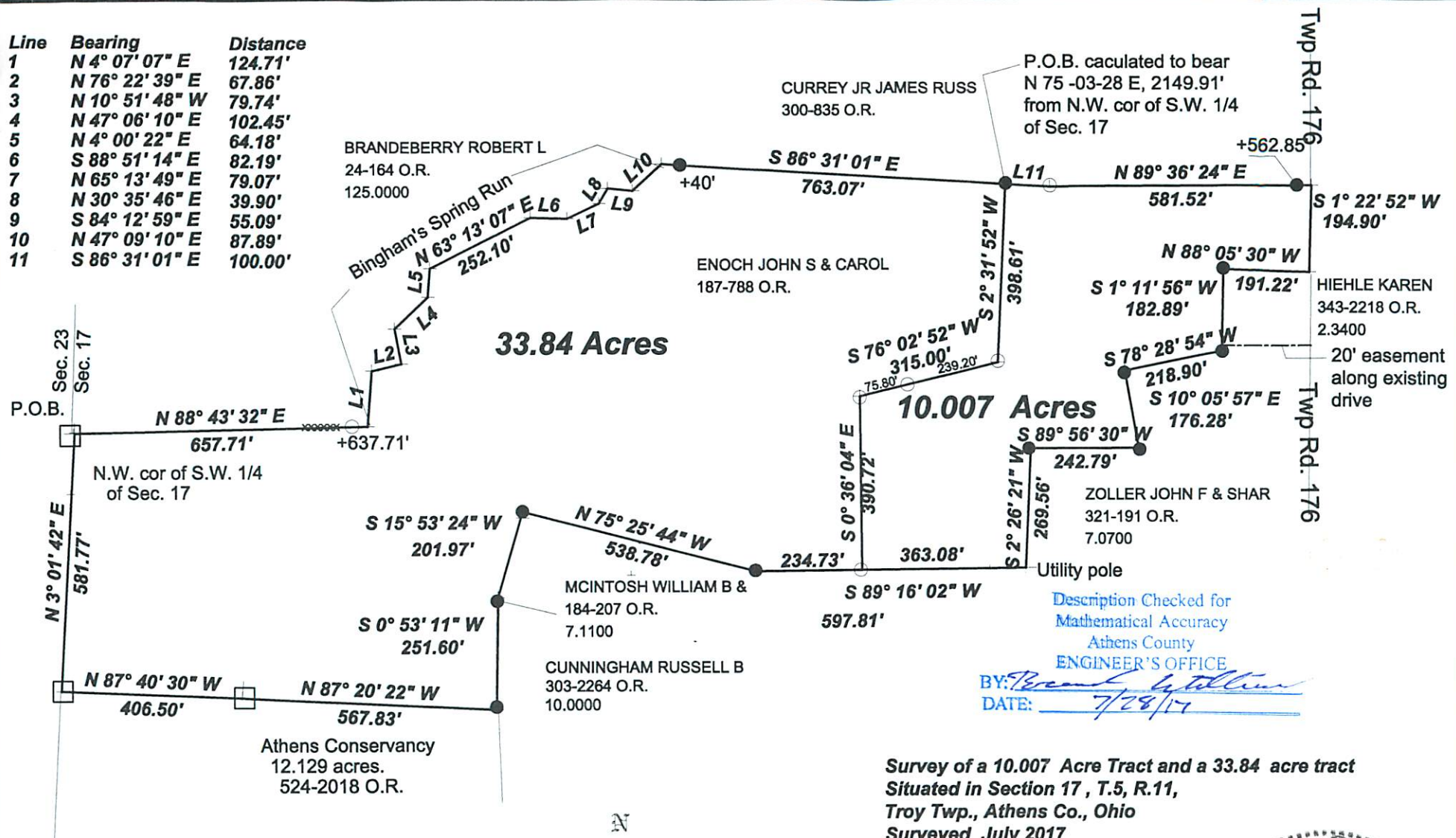
Bearing: Grid North- N.A.D. 83

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

PPN: L010010065310

NOTE: The legal above has not transferred of record. County approval will be necessary.

Line	Bearing	Distance
1	N 4° 07' 07" E	124.71'
2	N 76° 22' 39" E	67.86'
3	N 10° 51' 48" W	79.74'
4	N 47° 06' 10" E	102.45'
5	N 4° 00' 22" E	64.18'
6	S 88° 51' 14" E	82.19'
7	N 65° 13' 49" E	79.07'
8	N 30° 35' 46" E	39.90'
9	S 84° 12' 59" E	55.09'
10	N 47° 09' 10" E	87.89'
11	S 86° 31' 01" E	100.00'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *John M. Branner*
DATE: 7/28/17

Survey of a 10.007 Acre Tract and a 33.84 acre tract
Sited in Section 17, T.5, R.11,
Troy Twp., Athens Co., Ohio
Surveyed July 2017

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



○ = 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