

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

MAR 18 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara Williams
DATE: 3/16/16

DESCRIPTION OF A 5.00 ACRE TRACT

Situated in Section 13, T.11, R.15, Waterloo Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest corner of Section 13;

Thence East, 33.75 chains to a point;

Thence North, 704.70 feet to a point in the center of Fox Lake Road (County Road 81);

Thence along said road, N 78° 37' 52" E, 371.51 feet to the Southeast corner of Riley (166-919 OR) 5.00 acre tract and also being the **point of beginning** for the survey herein described:

Thence along the lines of Riley (166-919 OR);

N 2° 45' 00" W, 528.40 feet to a 8" Hickory tree, passing an iron pin found at 22.73 feet;

Thence along new lines created by this survey;

S 82° 02' 45" E, 527.99 feet to an iron pin set;

S 2° 45' 00" E, 294.18 feet to a point in the center of said road, passing an iron pin set at 264.18 feet;

Thence along said road the following three courses:

1) S 67° 07' 57" W, 106.76 feet to a point;

2) S 71° 54' 55" W, 233.10 feet to a point;

3) S 76° 12' 48" W, 197.40 feet to the point of beginning and containing 5.00 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 - Ohio South Zone

The above description is based on a field survey completed March 2016 by

John M. Branner P.S. 6805



SWART
DWIGHT & DARLENE
351-381 OR
17.80 ac



8" Hickory
(Previous Survey
Indicated Poplar)

S 82° 02' 45" E
527.99'

RILEY
REX A & BONNIE
166-919 OR
5.00 ac

5.00 Acres

N 2° 45' 00" W
528.40'

S 2° 45' 00" E
294.78'

+264.18'

S 67° 07' 57" W
106.76'

S 71° 54' 55" W
233.10'

Fox Lake Road (CR-81)

S 76° 12' 48" W
197.40'

P.O.B.

KOVACH
STEVEN E
287-597 OR
20.76 ac

N 78° 37' 52" E
371.51'

North 704.70'

East 33.75 Ch.

SW Corner
of Section 13
Waterloo Twp.

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Scale 1 inch = 100 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: N.A.D. 83 Grid North

Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 5.00 Acre Tract
Situated in Section 13, T.11,
R.15, Waterloo Twp.,
Athens Co., Ohio
Surveyed March 2016

By: John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780