

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

AUG 29 2014

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Branner, John M.
DATE: 8/29/14

DESCRIPTION OF A 68.45 ACRE TRACT

Situated in Fraction 24, of Sections 27 and 28 of T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of a tract of land as described in Volume 468, Page 2496 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a stone found at the North-east corner on Fraction 24,
Thence, along the East-line of said Fraction and the West line of Congrove (447-1805 O.R.)
S 4° 53' 24" W, 1435.79 to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, continuing along the East-line of said Fraction and the West line of Congrove (447-1806 O.R.)

S 4° 53' 24" W, 765.41 feet to an iron pin found;

Thence, along the South-line of Fraction 24 and the North-lines of Mills (277-180 D.R.) and Dowdell (146-2800 O.R.)

N 86° 47' 25" W, 2517.13 feet to an iron pin set;

thence, along the lines of Goyer (385-315 D.R.)

N 86° 09' 36" W, 1000.72 feet to an iron pin set;

Thence, continuing with the line of Goyer and along an old road bed:

N 25° 07' 24" E, 100.32 feet to an iron pin set;

N 36° 07' 24" E, 367.62 feet to an iron pin set;

N 48° 07' 24" E, 345.84 feet to an iron pin set;

S 81° 43' 29" E, 220.57 feet to a point in State Route 329;

N 3° 20' 42" E, 36.36 feet to a point in Hewitts Fork of Raccoon Creek;

Thence, along said creek and the State of Ohio (320-559 D.R.)

N 79° 29' 24" E, 36.68 feet;

N 49° 21' 55" E, 157.26 feet;

N 47° 32' 41" W, 89.86 feet;

N 3° 42' 29" W, 82.71 feet;

N 54° 44' 13" E, 69.81 feet;

N 77° 39' 39" E, 56.58 feet;

S 54° 42' 15" E, 63.40 feet;

N 56° 58' 34" E, 42.92 feet;

N 22° 50' 39" E, 182.83 feet;

Thence, leaving said creek and along new lines created by this survey:

N 83° 29' 27" E, 387.39 feet to an iron pin set, passing an iron pin set at 191.79 feet;

S 66° 07' 28" E, 1192.93 feet to an iron pin set;

S 84° 55' 48" E, 1013.17 feet to the point of beginning and containing 68.45 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap Stamped "Branner P.S. 6805"

Bearings based on Grid North N.A.D. 83

The above description is based on a field survey completed August 2014 by

John M. Branner P.S. 6805

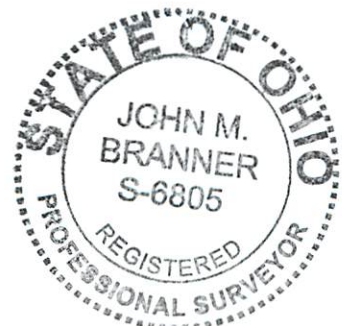


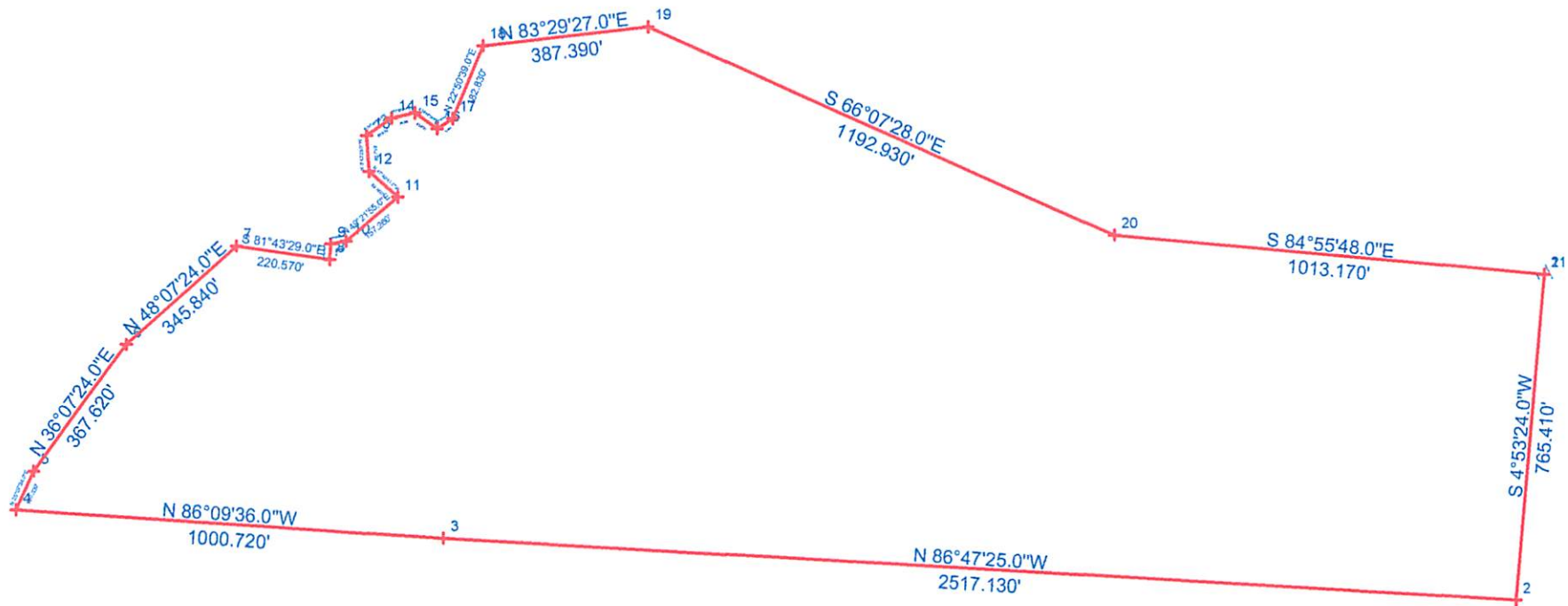
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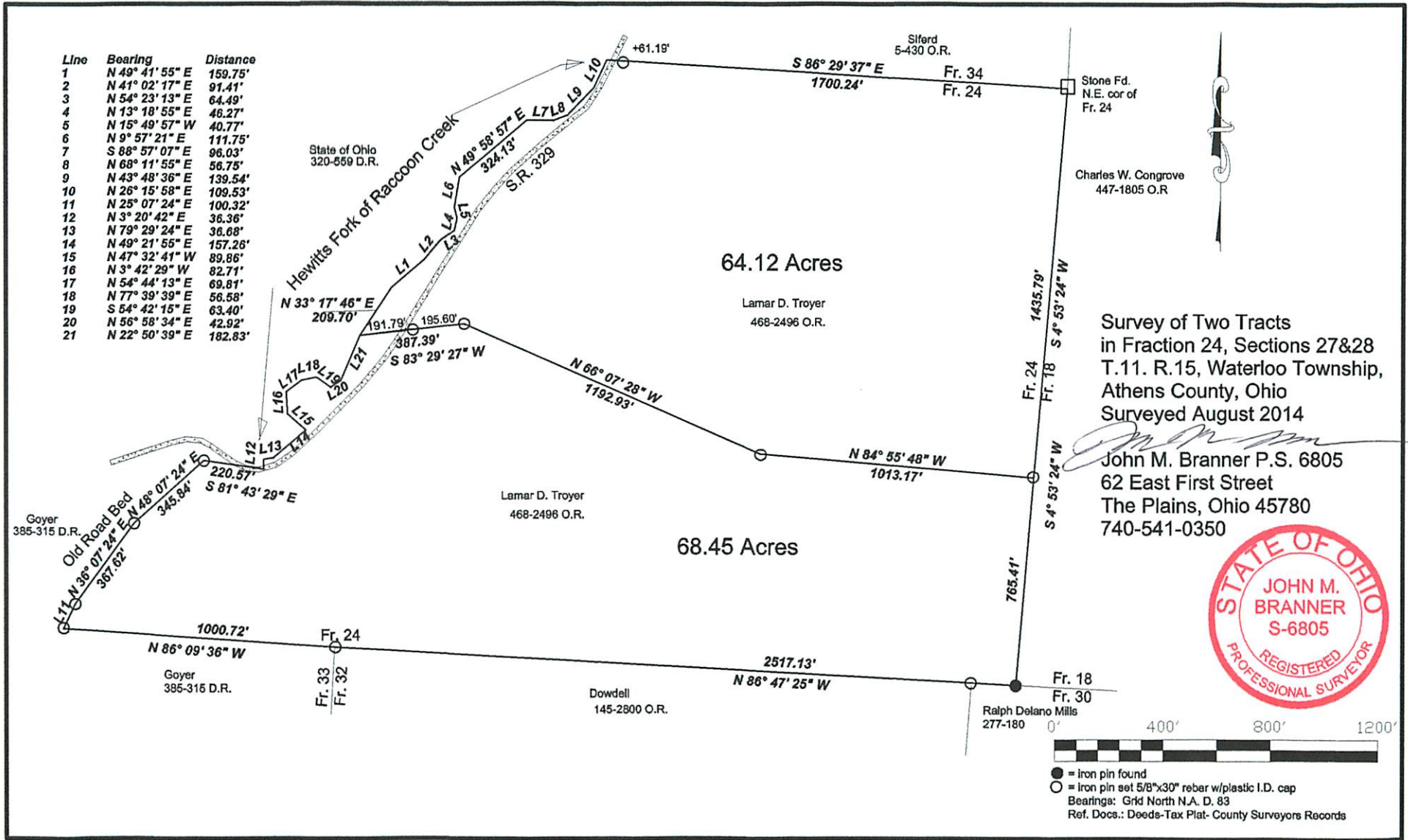
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Line	Bearing	Distance
1	N 49° 41' 55" E	159.75'
2	N 41° 02' 17" E	91.41'
3	N 54° 23' 13" E	64.49'
4	N 13° 18' 55" E	48.27'
5	N 15° 49' 57" W	40.77'
6	N 9° 57' 21" E	111.75'
7	S 88° 57' 07" E	96.03'
8	N 68° 11' 55" E	56.75'
9	N 43° 48' 36" E	139.54'
10	N 26° 15' 58" E	109.53'
11	N 25° 07' 24" E	100.32'
12	N 3° 20' 42" E	36.36'
13	N 79° 29' 24" E	36.68'
14	N 49° 21' 55" E	157.26'
15	N 47° 32' 41" W	89.86'
16	N 3° 42' 29" W	82.71'
17	N 54° 44' 13" E	69.81'
18	N 77° 39' 39" E	56.58'
19	S 54° 42' 15" E	63.40'
20	N 56° 58' 34" E	42.92'
21	N 22° 50' 39" E	162.83'



Survey of Two Tracts
in Fraction 24, Sections 27&28
T.11. R.15, Waterloo Township,
Athens County, Ohio
Surveyed August 2014

John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780
740-541-0350



● = iron pin found
○ = iron pin set 5/8"x30" reber w/plastic I.D. cap
Bearings: Grid North N.A. D. 83
Ref. Docs.: Deeds-Tax Plat- County Surveyors Records