

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Debra Miller
DATE: 8/29/14

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

AUG 29 2014

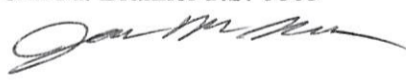
Jill Thompson
Athens County Auditor

DESCRIPTION OF A 64.12 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:

Beginning 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;
thence, along new lines created by this survey:
N 84° 55' 48" W, 1013.17 feet to an iron pin set;
N 66° 07' 28" W, 1192.93 feet to an iron pin set;
S 83° 29' 27" W, 387.39 feet to a point in Hewitts Fork of Raccoon Creek;, passing an iron pin set
at 195.60 feet;
Thence, along Hewitts Fork of the Raccoon Creek and lands of the State of Ohio (320-559 O.R.):
N 33° 17' 46" E, 209.70 feet;
N 49° 41' 55" E, 159.75 feet;
N 41° 02' 17" E, 91.41 feet;
N 54° 23' 13" E, 64.49 feet;
N 13° 18' 55" E, 46.27 feet;
N 15° 49' 57" W, 40.77 feet;
N 9° 57' 21" E, 111.75 feet;
N 49° 58' 57" E, 324.13 feet;
S 88° 57' 07" E, 96.03 feet;
N 68° 11' 55" E, 56.75 feet;
N 43° 48' 36" E, 139.54 feet;
N 26° 15' 58" E, 109.53 feet to a point in the North-line of Fraction 24;
Thence, along the North-line of Fraction 24 and the South-line of Siferd (5-430 O.R.)
S 86° 29' 37" E, 1700.24 feet to the point of beginning and containing 64.12 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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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	46.27'
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	182.83'

State of Ohio
320-559 D.R.

Hewitts Fork of Raccoon Creek

64.12 Acres

Lamar D. Troyer
468-2496 O.R.

Stone Fd.
N.E. cor of
Fr. 24

Charles W. Congrove
447-1805 O.R.

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



Goyer
385-315 D.R.

Old Road Bed
L11 N 36° 07' 24" E 367.62'
L12 N 48° 07' 24" E 345.84'
L13 S 81° 43' 29" E 220.57'

Lamar D. Troyer
468-2496 O.R.

68.45 Acres

Goyer
385-315 D.R.

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Athens County
ENGINEER'S OFFICE

BY: *Frank Miller*
DATE: 8/29/14

Dowdell
145-2800 O.R.

2517.13'
N 86° 47' 25" W

Ralph Delano Mills
277-180

Fr. 18
Fr. 30

0' 400' 800' 1200'



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