

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

APR 16 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 1.750 ACRE TRACT

Situated in Fraction 2, Section 9, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of the land as described in Volume 538, Page 1905 of the Official Records of Athens County, Ohio and being more particularly described as follows:

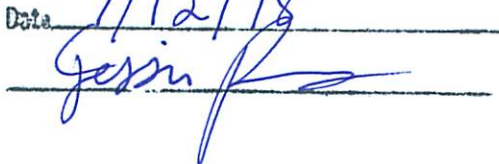
Commencing at a stone found at the Northeast corner of Fraction 2, thence N 87° 07' 00" W, 146.13 feet to an iron pin found and also being the **Point of Beginning** for the survey herein described:

Thence along the right-of-way of Township Road 471 (W. Wilson Road),
S 26° 21' 06" W, 102.55 feet to a point;
Thence along a curve to the right with an arc length of 90.49 feet, a radius of 106.42 feet, a chord bearing of S 51° 50' 13" W, and a chord length of 87.79 feet to a point;
S 76° 15' 59" W, 304.65 feet to a point;
Thence leaving said right-of-way and along new lines created by this survey,
N 26° 16' 28" W, 99.12 feet to an iron pin set, passing an iron pin set at 24.18 feet;
Thence N 06° 59' 48" E, 152.67 feet to an iron pin found;
Thence along the South line of Athens Insurance Inc. (371-2331 O.R.),
S 87° 07' 00" E, 436.31 feet to the point of beginning and containing 1.750 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 April, 2018 by
Jeb Branner, S.I., E.I., under the supervision of:
John M. Branner P.S. 6805

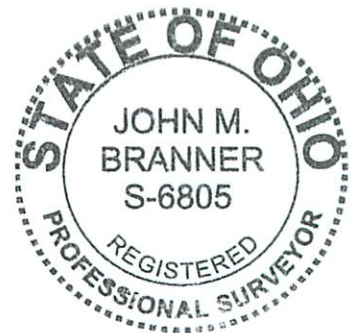


Approved By
Athens County Regional Planning Commission

Date: 7/12/18


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Benjamin William 085
DATE: 4/13/18





Horn
Henry J. III
& Christina R.
371-1144 O.R.

3.372 acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner*
DATE: 4/13/18

P.O.B. (3.359 ac.)
bears N 87° 07' 00" W, 582.44'
from a stone found at the Northeast
corner of Fraction 2, Section 9

Athens
Insurance Inc.
371-2331 O.R.

P.O.B. (1.674 ac.)
bears N 87° 07' 00" W, 146.13'
from a stone found at the Northeast
corner of Fraction 2, Section 9

1.750 acres

Olds
Jeanne M. Et al.
201-917 O.R.

Cooper
Gary G. & Jeanne M.
328-1456 O.R.

Woodyard
Tammy
500-605 O.R.

Edinger
Steven A. Et al.
303-2489 O.R.

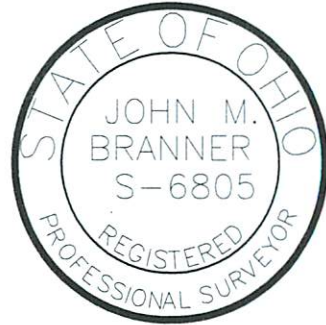
Survey of a Two Tracts
Situating in Fraction 2, Section 9, T.11, R.15,
Waterloo Twp., Athens Co., OH
Surveyed April, 2018
by Jeb Branner, S.I., E.I.,
under the supervision of:

Approved By
Athens County Regional Planning Commission

Date: 7/12/18
Jessie

By: *John M. Branner*
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

Edinger
Steven A. &
Leah J.
303-2489 O.R.



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone Found with X

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	90.49'	106.42'	48°43'09"	S 51° 50' 13" W	87.79'
C2	306.09'	439.26'	39°55'32"	S 56° 18' 13" W	299.93'
C3	155.28'	328.10'	27°06'59"	S 49° 53' 58" W	153.83'

N 14° 32' 05" E
622.15'

S 36° 20' 29" W
60.06'

S 87° 07' 00" E 346.69'

N 06° 59' 48" E
152.67'

S 87° 07' 00" E
436.31'

S 26° 21' 06" W
102.55'

+74.94'

S 76° 15' 59" W
128.54'

+24.18'

S 76° 15' 59" W
304.65'

Township Road 471 (W. Wilson Road)

N.E.
cor.
of
Fr. 2