

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 3.372 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, 582.44 feet to an iron pin found and also being the **Point of Beginning** for the survey herein described:

Thence along new lines created by this survey,
S 06° 59' 48" W, 152.67 feet to an iron pin set;
S 26° 16' 28" E, 99.12 feet to a point in the right-of-way of Township Road 471 (W. Wilson Road), passing an iron pin set at 74.94 feet;
Thence along said right-of-way,
S 76° 15' 59" W, 128.54 feet to a point;
Thence with a curve to the left with an arc length of 306.09 feet, a radius of 439.26 feet, a chord bearing of S 56° 18' 13" W, and a chord length of 299.93 feet to a point;
Thence S 36° 20' 29" W, 60.06 feet to a point;
Thence with a curve to the right with an arc length of 155.28 feet, a radius of 328.10 feet, a chord bearing of S 49° 53' 58" W, with a chord length of 153.83 feet to an iron pin found;
Thence leaving said right-of-way and along the East line of Horn (371-1144 O.R.),
N 14° 32' 05" E, 622.15 feet to an iron pin found;
Thence along the South line of Athens Insurance, Inc. (371-2331 O.R.),
S 87° 07' 00" E, 346.69 feet to the point of beginning, passing an iron pin found at 189.54 feet, and containing 3.372 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE



Athens County Regional Planning Commission

Date

7/12/18

BY: *Jeb Branner*
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
Situated 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
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'

S 76° 15' 59" W
128.54'

S 76° 15' 59" W
304.65'

+74.94'

+24.18'

N 26° 16' 28" W
99.12'

N.E.
cor.
of
Fr. 2