

BY: Ernest J. Thompson
DATE: 12/13/18

DESCRIPTION OF A 26.961 ACRE TRACT Tract B

Situated in Section 13, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of the lands as described in Volume 541, Page 1533 of the Official Records of Athens County, Ohio (PID N010010016200) and being more particularly described as follows:

Commencing at a fence corner found, taken to be the Southeast corner of Section 13, thence N 04° 26' 36" E, 1152.30 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described;

Thence along a new line created by this survey,
N 89° 04' 38" W, 1833.49 feet to an iron pipe found;
Thence along the East line of Gater (347-721 D.R.),
N 04° 01' 20" E, 328.00 feet to a point in County Road 81 (Fox Lake Road), passing an iron pin set at 298.00 feet;
Thence along said road the following three courses:
N 57° 47' 00" E, 563.22 feet to point;
N 19° 38' 44" E, 60.80 feet to a point;
N 31° 12' 37" W, 45.70 feet to a point;
thence along the South line of McKibben (29-847 O.R.),
S 85° 53' 52" E, 456.55 feet to a point in County Road 81 (Fox Lake Road);
Thence leaving said road, and along the South line of Valenti (503-479 O.R.),
S 85° 46' 53" E, 934.78 feet to a stone found on the East line of Section 13, passing an iron pin set at 50 feet and an iron pin found at 426.24 feet;
Thence along the West line of Weiss (472-508 O.R.),
S 04° 26' 36" W, 653.87 feet to the poing of beginning **and containing 26.961 acres.**

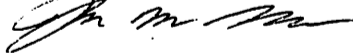
Subject to all easements and rights of way of record.

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 December, 2018 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Legal Description Pre-Approval

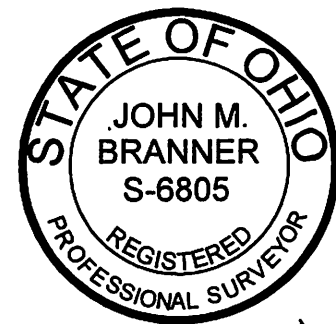
APPROVED

All transfers are subject to
Athens County Conveyance Standards

DEC 18 2018

Jill Thompson
Athens County Auditor





Survey of a 26.961 Acre tract (Tract B) and a 19.455 Acre tract (Tract C) Situated in Section 13, T.11, R.15, Waterloo Twp., Athens Co., OH Surveyed December, 2018 by Jeb Branner, S.I., E.I., under the supervision of:

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

Tract C
19.455 Acres

McKibben
 Billy R. & Mary Ann
 29-847 O.R.

P.O.B.
 bears N 33° 15' 45" W, 2274.87 feet
 from a Fence Corner found, taken
 to be the Southeast Corner of
 Section 13, Waterloo Township

Tract B
26.961 Acres

Swart
 Kevin L. Et al.
 541-1533 O.R.
 N010010016200

Swart
 Kevin L. Et al.
 541-1533 O.R.
 N010010017200

Swart
 Dwight & Darlene
 166-925 O.R.

Valenti
 Kitty K.
 503-479 O.R.

McKibben
 Jason
 525-328 O.R.

Weiss
 Dwight E. Jr.
 472-508 O.R.

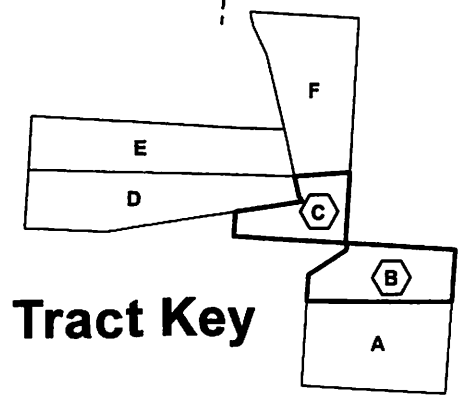
P.O.B.
 bears N 04° 26' 36" E, 1152.30 feet
 from a Fence Corner found, taken
 to be the Southeast Corner of
 Section 13, Waterloo Township

Lavelle
 John P.
 104-813 O.R.

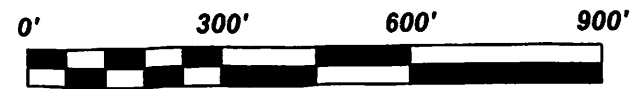
Gater
 Brenda S.
 104-179 O.R.

Gater
 Brenda S.
 104-179 D.R.

Gater
 Brenda S.
 347-721 D.R.



Tract Key



Scale 1"=300'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found
 Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Short Line Table		
LINE	BEARING	DISTANCE
L1	N 19° 38' 44" E	60.80'
L2	N 31° 12' 37" W	45.70'
L3	N 34° 26' 38" W	71.64'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Jeb Branner*
 DATE: *12/18/18*

