

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brannan Jettellum 095  
DATE: 5/21/18

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

MAY 29 2018

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 30.158 ACRE TRACT

Situated in Section 7, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of the Jonathan B. Sowash 58.39 acre tract (N010010011800) as described in Volume 369, Page 389 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 Section 7, and also being the **Point of Beginning** for the survey herein described;

Thence along the East line of Section 7 and the West line of State of Ohio (272-426 D.R.), **S 03° 44' 42" W, 1614.69 feet** to an iron pin set at the Northeast corner of Sowash (5-147 O.R.) 5.0008 acre tract;

Thence along the lines of Said tract,

**N 85° 44' 17" W, 364.30 feet** to an iron pin set;

**S 04° 15' 43" W, 502.84 feet** to an iron pin set at the Northwest corner of Krubl (431-2588 O.R.), passing an iron pin found at 433.59 feet;

Thence along the West line of Krubl, and Eichenberg-Rinaldi (431-2588 O.R.),

**S 26° 58' 40" E, 498.93 feet** to a point in Township Road 558 (Fox Run Road), passing an iron pin set at 191.30 feet;

Thence leaving said road and along the North lines of Wood/McMullen (495-488 O.R.),

**N 65° 05' 03" W, 141.68 feet** to an iron pin found, passing an iron pin found at 15 feet;

**N 68° 06' 10" W, 58.02 feet** to an iron pin found;

**N 54° 05' 39" W, 21.84 feet** to an iron pin found;

**N 44° 09' 18" W, 93.98 feet** to an iron pin found;

Thence along a **curve to the left** with an **arc length of 108.80 feet**, a **radius of 115.00 feet**, a **chord bearing of N 70° 54' 44" W**, and a **chord length of 104.79 feet** to an iron pin found;

Thence **S 81° 58' 07" W, 109.51 feet** to an iron pin found;

Thence along a **curve to the left** with an **arc length of 56.30 feet**, a **radius of 140.00 feet**, a **chord bearing of S 72° 27' 45" W**, and a **chord length of 55.92 feet** to an iron pin found;

Thence **S 58° 56' 37" W, 294.94 feet** to a P.K. Nail found in the center of Country Road 81 (Fox Lake Road), passing an iron pin found at 264.94 feet;

Thence along said road,

**N 81° 14' 47" W, 47.80 feet** to a P.K. Nail found;

Thence leaving said road, and along the lines of Clark/Hawk (81-178 O.R.),

**N 59° 28' 51" E, 181.52 feet** to an iron pin found, passing an iron pin set at 38 feet;

**N 21° 29' 50" E, 643.68 feet** to an iron pin set;

**N 53° 49' 37" W, 98.80 feet** to an iron pin set;

Thence along new lines created by this survey,

**N 06° 07' 13" W, 441.50 feet** to an iron pin set;

**N 28° 36' 13" E, 322.72 feet** to an iron pin set;

**N 05° 58' 37" E, 1078.56 feet** to an iron pin set in the North line of Section 7;

Thence along the North line of Section 7 and the South line of Niggemeyer (470-355 O.R.),

**S 86° 42' 46" E, 574.69 feet** to the point of beginning and **containing 30.158 acres**

Subject to all easements and rights of way of record.

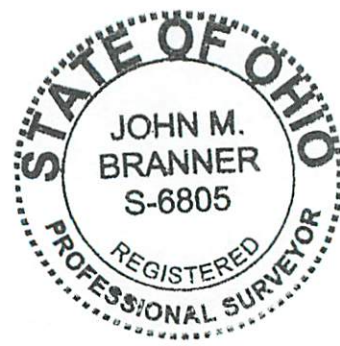
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed May, 2018 by

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

John M. Branner P.S. 6805



Stephenson  
Ronald Sr. & Ruth L.  
Trustees  
483-637 O.R.

Niggemeyer  
Michael  
470-355 O.R.

Brooks  
Eric M. & Jackie L.  
344-119 O.R.

**30.112 Acres**

**30.158 Acres**

State  
of Ohio  
272-426 D.R.

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

Clark/Hawk  
Karla M./David A.  
81-178 O.R.

Sowash  
Jonathan B. &  
Kassandra L. Watt  
5-147 O.R.

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ENGINEER'S OFFICE  
BY: *Jeb Branner*  
DATE: 5/21/19

Krubl  
John J Et al.  
431-2588 O.R.

Eichenberg-Rinaldi  
Arianna C.  
431-2588 O.R.

S.E. Corner  
of the N.E. Quarter  
of Section 7

Short Line Table		
LINE	BEARING	DISTANCE
L1	N 84° 12' 37" W	217.70'
L2	N 65° 05' 03" W	141.68'
L3	N 68° 06' 10" W	58.02'
L4	N 54° 05' 39" W	21.84'
L5	N 44° 09' 18" W	93.98'
L6	S 81° 58' 07" W	109.51'
L7	S 58° 56' 37" W	294.94'
L8	N 81° 14' 47" W	47.80'
L9	N 59° 28' 51" E	181.52'
L10	N 53° 49' 37" W	98.80'

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.80'	115.00'	54°12'30"	N 70° 54' 44" W	104.79'
C2	56.30'	140.00'	23°02'26"	S 72° 27' 45" W	55.92'

0' 300' 600' 900'



Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

□ = Stone Found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of two tracts  
Situated in Section 7, T.11, R.15,  
Waterloo Twp., Athens Co., OH  
Surveyed May, 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