

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

JAN 12 2017

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert Williams*
DATE: 1/17/17

DESCRIPTION OF A 0.04 ACRE TRACT (EXISTING TRACT OF RECORD)

Situated in The City of Nelsonville, York Township, Athens County, Ohio and being the same tract of land as described as Second Tract in Volume 471, Page 2438 O.R. and being more particularly described as follows:

Commencing at the South-east corner of Lot 2000 of the Vaughn Brothers Subdivision in the City of Nelsonville, Ohio

Thence, along the line of Pine Grove Drive

North 60 degrees 24 minutes 34 seconds West, 160.50 feet to the point of beginning for the tract of land herein described:

Thence, along the west-line of Mitchell (470-653 O.R.)

North 19 degrees 19 minutes 04 seconds East, 144.11 feet to a point at the North-west corner of Lot 2000;

Thence, along the common line of Lot 2000 and Lot 2001

South 29 degrees 35 minutes 26 seconds West, 141.80 feet to a point in Pine Grove Drive Right of way;

thence, along said line

South 60 degrees 24 minutes 34 seconds East, 25.70 feet to the point of beginning and containing 0.04 acres.

Subject to all easements and rights of way of record.

The above description was prepared by John M. Branner P.S. That was based on a survey by Phil Ong Registered Surveyor.

John M. Branner

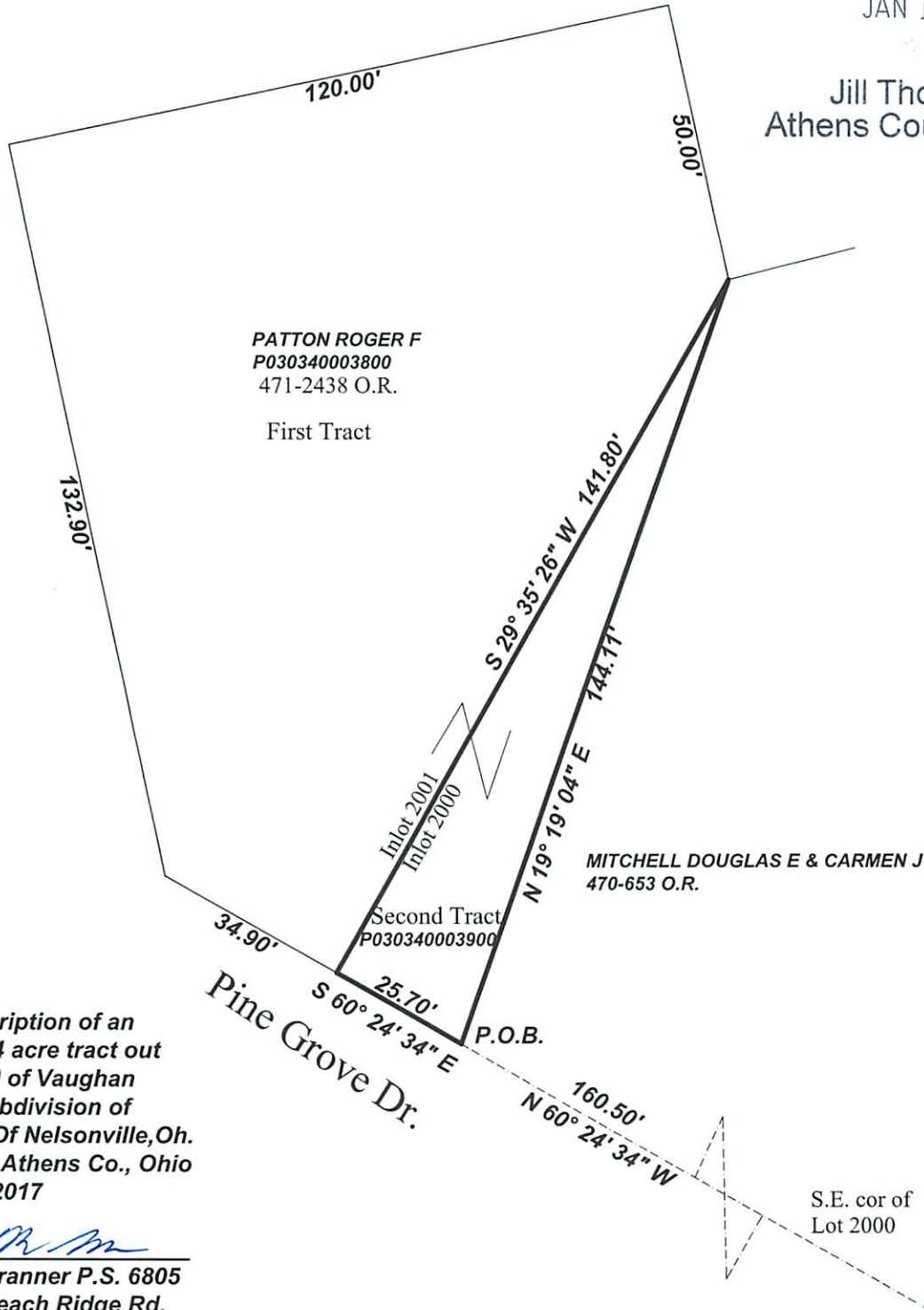


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Plat of Description of an
existing 0.04 acre tract out
of Inlot 2000 of Vaughan
Brothers Subdivision of
in The City Of Nelsonville, Oh.
York Twp. , Athens Co., Ohio
Jan. 2017

By: 
John M. Branner P.S. 6805
12500 N.Peach Ridge Rd.
Athens , Oh 45701



Scale 1 inch = 30 feet
Ref. Docs.: Tax Plat, Deeds, Surveys
Assumed Bearings: Denotes interior angles only



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Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/12/17