

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

AUG 19 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *John M. Branner*
DATE: 8/2/16

DESCRIPTION OF A 55.16 ACRE TRACT

Situated in Sections 11 and 12, T.8, R.14, Alexander Township, Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of Lease Lot 3 in Section 12;

Thence S 3° 13' 48" W, 411.74 feet to an iron pin set by a fence corner and also being the point of beginning for the survey herein described:

Thence along fenceline and along the lines of Story (341-325 DR), N 89° 25' 53" E, 561.65 feet to an iron pin set by a fence corner;

Thence N 83° 48' 21" E, 972.36 feet to an iron pin set by a fence corner;

Thence along the lines of Williams (174-58 OR), S 73° 47' 22" E, 945.52 feet to an iron pin found;

Thence along the Right of Way of Pleasant Hill Road (CR-21) the following 3 courses:

1) S 16° 35' 06" W, 95.38 feet to a point;

2) S 6° 40' 09" W, 56.17 feet to a point;

3) S 65° 14' 03" E, 37.97 feet to a point in the center of said road;

Thence, along said road the following 6 courses:

1) S 3° 07' 21" W, 69.12 feet to a point;

2) S 1° 22' 00" E, 243.51 feet to a point;

3) S 2° 39' 41" E, 74.38 feet to a point;

4) S 8° 02' 34" E, 125.19 feet to a point;

5) S 13° 01' 24" E, 263.63 feet to a point;

6) S 15° 06' 33" E, 63.09 feet to a point;

Thence leaving said road, and along new lines created by this survey, N 78° 19' 58" W, 364.35 feet to an iron pin set, passing an iron pin set at 37.35 feet;

Thence N 1° 16' 09" W, 231.31 feet to an iron pin set;

Thence S 80° 51' 43" W, 947.24 feet to an iron pin set by a fence corner;

Thence along the lines of Cibula (88-486 OR), N 86° 25' 20" W, 1296.41 feet to an iron pin set;

Thence along the lines of Dawson (378-947 OR) and Bowles (322-867 DR), N 3° 28' 23" E, 911.33 feet to the point of beginning and containing 55.16 Acres. 19.98 ac from B010010017900, 29.69 ac from B010010018000, 1.18 ac from B010010018100, and 4.31 ac from B010010017400.

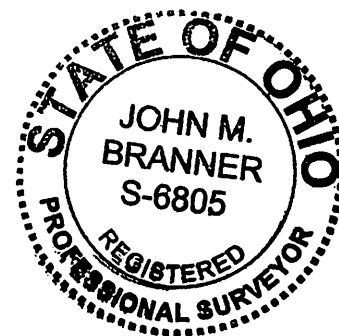
Subject to all easements and rights of way of record.

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

The above description is based on a field survey completed February 2016 by

John M. Branner P.S. 6805



John M. Branner

2 (S. 12) 3
1 2 (S. 11)

Stone found
at SW corner
of L.L. 3 in
Section 12

**STORY
ALTON & THELMA**
341-325 DR
10.07 ac & 0.87 ac

**WILLIAMS
PETER B**
174-58 OR
5.85 ac

Short Line Table		
Line	Bearing	Distance
1	S 16° 35' 06" W	95.38'
2	S 6° 40' 09" W	56.17'
3	S 65° 14' 03" E	37.97'
4	S 3° 07' 21" W	69.12'
5	S 2° 39' 41" E	74.38'
6	S 15° 06' 33" E	63.09'
7	S 16° 16' 04" E	47.28'

S 3° 13' 48" W 411.74'
N 89° 25' 53" E 561.65'

N 83° 48' 21" E 972.36'

S 73° 47' 22" E 845.52'

P.O.B.
Tract 1

**BOWLES
RICHARD**
322-867 DR
42.36 ac

**55.16 Acres
Tract 1**

**ATHENS
COUNTY
COMM**
0.31 AC

Survey of two Tracts:
55.16 Acre (Tract 1) and
5.59 Acre (Tract 2),
Located in Sections 11 & 12,
T-8, R-14, Alexander Twp.,
Athens Co., Ohio.
Surveyed February 2016

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 3/2/16

By: *John M. Branner*
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780

N 3° 28' 23" E 911.33'

**SHULL
DAVID E & SUSAN**
318-900 OR
1.18 ac

**SHULL
DAVID E & SUSAN**
383-218 DR
6.32 ac

**DAWSON
RONALD EUGENE**
378-947 OR
83.35 ac

P.O.B.
Tract 2

**5.59 Acres
Tract 2**

N 86° 25' 20" W 1296.41'

N 80° 51' 43" E 947.24'

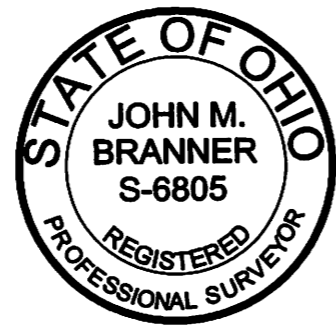
**CIBULA
MERRY LYNN**
88-486 OR
40.00 ac

**STONCEL
LEWIS RAY**
322-947 DR
38.23 ac

0' 200' 400' 600'



Scale 1 inch = 100 feet
○ = Iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = Iron pin found
Bearings: N.A.D. 83 Grid North
Ref. Docs.: Tax Plat, Deeds, Surveys



Pleasant Hill Road (CR-21)



Alexander - 11-12 - NE - 55.16ac - JB

Alexander 11,12
55.16 Ac.