

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:                       
DATE: 8/2/16                    

### DESCRIPTION OF A 5.59 ACRE TRACT

Situated in Section 11, 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 11;

Thence S 3° 13' 48" W, 411.74 feet to an iron pin set by a fence corner;

Thence S 3° 28' 23" W, 911.33 feet to an iron pin set;

Thence S 86° 25' 20" E, 1296.41 feet to the point of beginning of the survey herein described:

Thence N 80° 51' 43" E, 947.24 feet to an iron pin set;

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

Thence S 78° 19' 58" E, 364.35 feet to a point in the center of Pleasant Hill Road (CR-21), passing an iron pin set at 327.00 feet;

Thence along said road, S 16° 16' 04" E, 47.28 feet to a point;

Thence leaving said road and along the lines of Stoncel (322-947 DR), N 87° 02' 29" W, 1307.99 feet to an iron pin set, passing an iron pin set at 34.81 feet;

Thence along the lines of Cibula (88-486 OR), N 1° 47' 59" W, 132.44 feet to the point of beginning and containing 5.59 Acres of which 2.10 acres are out of PID B010010017400 and 3.58 acres are out of B010010017900.

Subject to all easements and rights of way of record.

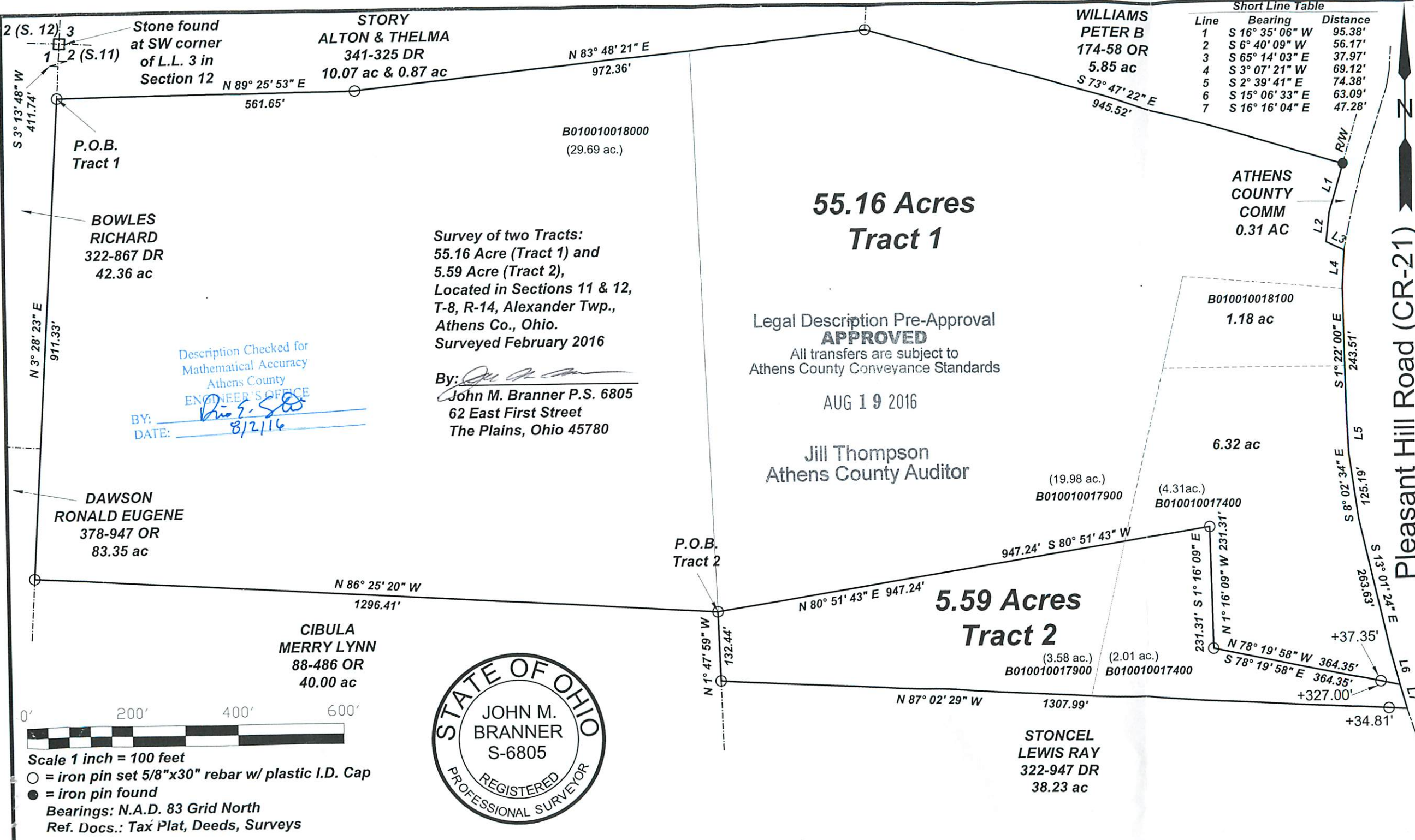
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped "Branner P.S. 6805"

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





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'

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

N 83° 48' 21" E  
972.36'

P.O.B. Tract 1

BOWLES  
RICHARD  
322-867 DR  
42.36 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

**55.16 Acres  
Tract 1**

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

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

ATHENS  
COUNTY  
COMM  
0.31 AC

B010010018100  
1.18 ac

6.32 ac

(19.98 ac.)  
B010010017900

(4.31 ac.)  
B010010017400

DAWSON  
RONALD EUGENE  
378-947 OR  
83.35 ac

N 86° 25' 20" W  
1296.41'

P.O.B. Tract 2

**5.59 Acres  
Tract 2**

(3.58 ac.)  
B010010017900

(2.01 ac.)  
B010010017400

CIBULA  
MERRY LYNN  
88-486 OR  
40.00 ac



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)