

Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

FEB 28 2017

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Williams*  
DATE: 2/28/17

**DESCRIPTION OF A 15.97 Acre Tract**

Situated in Fraction 2, Section 22, Alexander Township, T-18, R-14, Athens County, Ohio and being part of a tract as described in Volume 486, Page 478 of the Official Records of the Athens County Recorder's Office, Athens County, Ohio and being more particularly described as follows:

**Beginning** at a stone found at the Northwest corner of Fraction 2, Section 22, Alexander Township'  
Thence along the South line of Collins (260-177 OR),  
**S 86° 07' 51" E, 2202.90 feet**, to the center of Twp. Rd. 76 (Ladd Ridge Rd.), passing a stone found at 2167.84 feet;  
Thence along said road,  
**S 10° 14' 27" W, 99.49 feet**, to a point;  
Thence leaving said road and along the lines of Heck (413-2687 OR), 507-2305 O.R)  
**N 86° 09' 17" W, 757.44 feet**, to an iron pin found, passing iron pins found at 38.02 feet and 314.25 feet;  
**S 8° 08' 04" E, 112.73 feet**, to an iron pin found;  
**S 89° 50' 06" W, 454.02 feet**, to an iron pin found;  
**S 7° 48' 37" E, 390.39 feet**, to an iron pin set;  
Thence along new lines created by this survey:  
**N 85° 54' 11" W, 464.93 feet**, to an iron pin set;  
**N 4° 09' 08" E, 182.90 feet**, to an iron pin set;  
**N 85° 46' 43" W, 279.80 feet**, to an iron pin found;  
Thence along the Northwestern line of Lee (428-2284):  
**N 85° 56' 23" W, 319.35 feet**, to an iron pin found;  
Thence along the Eastern line of Holter (493-2368),  
**N 1° 08' 04" E, 436.67 feet**, to the point of beginning, **containing 15.97 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: N.A.D. 83 Grid North - Ohio South Zone

The above description is based on a field survey completed February 2017 by

John M. Branner P.S. 6805

A handwritten signature in black ink, appearing to read "John M. Branner".

Collins  
Michael  
260-177 OR

15.97 Acres

Stone Found  
+2167.84'

S 86° 07' 51" E  
2202.90'

Snouffer  
P.S. 7543

N 86° 09' 17" W  
757.44'

99.49'  
S 10° 14' 27" W

+314.25'  
Snouffer  
P.S. 7543

+38.02'  
Snouffer  
P.S. 7543

Heck  
Janice  
413-2687 OR

S 89° 50' 06" W  
454.02'

Branner  
P.S. 6805

Heck  
507-2305 OR

112.73'  
S 8° 08' 04" E

S 7° 48' 37" E  
390.39'

63.64'  
Branner  
P.S. 6805

N 85° 54' 11" W  
464.93'

Lee  
Lisa  
486-478 OR

N 85° 46' 43" W  
279.80'

Lee  
Lisa  
428-2284 OR

N 85° 56' 23" W  
319.35'

Snouffer  
P.S. 7543

Holter  
Ben A.  
493-2368 OR

P.O.B.  
Stone Found  
at N.W.  
Corner of  
Fraction 2

N 1° 08' 04" E  
436.67'

3 1  
4 2

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Frank Williams*  
DATE: 2/28/17



Scale 1 inch = 200 feet  
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap  
● = iron pin found  
Bearings: N.A.D. 83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 15.964 Acre Tract  
Situated in Fraction 2, Section 22,  
T-18, R-14, Alexander Twp.,  
Athens Co., Ohio  
Surveyed February 2017

By: *John M. Branner*  
John M. Branner P.S. 6805  
P.O. Box 274  
The Plains, Ohio 45780