

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

MAR 11 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner William
DATE: 3/9/16

DESCRIPTION OF A 6.416 ACRE TRACT

Situated in Farm Lot 2, Section 22, 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 Farm Lot 2 in Section 22 and the Northwest Corner of Farm Lot 2 in Section 21 and being the Southeast Corner of the Holter (493-2367 OR) 50.244 acre tract;
Thence along the west line of said tract;
S 86° 33' 35" E, 854.25 feet to an iron pin set and being the point of beginning for the land herein described:
Thence along new lines created by this survey:
N 9° 01' 49" E, 411.59 feet to an iron pin set;
Thence S 82° 11' 23" E, 784.25 feet to a point in the center of Ladd Ridge Road (CR-76), passing an iron pin set at 759.91 feet;
Thence along said road the following two courses:
1) S 28° 23' 27" W, 227.32 feet to a point;
2) S 14° 32' 28" W, 146.52 feet to a point;
Thence leaving said road and along the lines of Vannostran (340-35 OR);
N 86° 33' 32" W, 697.97 feet to the point of beginning, passing an iron pin found at 26 feet and containing 6.416 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

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

John M. Branner P.S. 6805





HOLTER
BEN
493-2367 OR

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6.416 Acres

Southwest Corner
of Farm Lot 2 of
Section 22 and
Northwest Corner
of Farm Lot 2 of
Section 21

S 86° 33' 35" E
854.25'

P.O.B.

N 9° 01' 49" E
411.59'

S 82° 11' 23" E
784.25'

+759.91'

S 28° 23' 27" W
227.32'

Ladd Ridge Road (CR-76)

N 86° 33' 32" W
697.97'

S 14° 32' 28" W
146.52'

+26.00'

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ENGINEER'S OFFICE

BY: *Branch Williams*
DATE: 3/9/16

VANNOSTRAN
DONALD
340-35 OR
37.50 ac



Survey of a 6.416 Acre Tract
Located in F.L. 2 Section 22,
T-8, R-14, Alexander Twp.,
Athens Co., Ohio
Surveyed March 2016

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



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