

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

NOV 08 2018

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 11/6/18

DESCRIPTION OF A 5.182 ACRE TRACT

Situated in L.L.#1, Section 2, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of the Neal E. Dix Tract (387-1790 O.R.) PID# B010010002000 and being more particularly described as follows:

Beginning at an iron pin found at Grantor's South-east corner, said pin bears South 03 degrees 35 minutes 31 seconds West, 507.69 feet (deed) from the North-east corner of L.L.#1, Section 2;

Thence, along Grantor's south-line and the North-line of Shimko ((40-418 O.R.)
S 73° 25' 10" W, 520.88 feet to an iron pin found at the South-east corner of the Shimko 1.00 acre tract (425-935 O.R.);

Thence, along the lines of said tract:

N 22° 40' 41" W, 197.07 feet to an iron pin found;

S 53° 20' 23" W, 210.10 feet to an iron pin set;

S 59° 53' 49" W, 101.21 feet to a point in Rainbow Lake Road, passing an iron pin found at 71.96 feet;

Thence along Rainbow Lake Rd.

N 27° 29' 48" W, 60.80 feet;

N 38° 21' 49" W, 354.32 feet to the intersection of Rainbow Lake Rd. with Pleasant Valley Rd.

Thence, along Pleasant Valley Rd.

N 56° 58' 40" E, 258.72 feet;

N 46° 00' 40" E, 96.36 feet;

Thence, leaving said road and along new lines created by this survey:

S 27° 47' 21" E, 240.10 feet to an iron pin set, passing an iron pin set at 12.47 feet;

S 74° 51' 47" E, 705.56 feet to the point of beginning and containing 5.182 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 October 2018 by

John M. Branner P.S. 6805



Rainbow Lake Rd.

N 56° 58' 40" E 258.72'
Pleasant Valley Rd.

N 46° 00' 40" E 96.36'
+12.47'

S 27° 47' 21" E 240.10'

DIX NEAL E
Deed Reference:387-1790 O.R.
Parcel ID:B010010002000

N.E. Cor
of L.L.#1
Sec. 2

Alex Twp. S 3° 35' 31" W 507.69' (deed)
Lodi Twp.

5.182 Acres

S 74° 51' 47" E 705.56'

P.O.B.
443562.45
2088409.84

S 73° 25' 10" W 520.88'

SHIMKO JOHN G & MARILYN F
Deed Reference:40-418 O.R.
Parcel ID:B010010001800

SHIMKO JOHN G & MARILYN F
1.00AC
425-935 O.R.

N 27° 29' 48" W 354.32'
S 59° 53' 49" W 101.21'
+71.96'

S 53° 20' 23" W 210.10'

N 22° 40' 41" W 197.10'

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Survey of a 5.182 Acre tract
Situating in L.L. 1, Section 2,
T.8, R.14, Alexander Twp.,
Athens Co., OH
Surveyed Oct., 2018

By: *John M. Branner*
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

Rainbow Lake Rd.



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys