

DESCRIPTION OF A 5.33 ACRE TRACT

Situated in F.L.#2, Section 31, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of a tract of land as described in Volume 223, Page 179 O.R. and being more particularly described as follows:

Beginning at a point in Setty Road, said point bears North 20 degrees 58 minutes 34 seconds East, 2170.47 feet (calculated) from the South-east corner of Farm-lot #4;

Thence, along Setty Road

S 9° 42' 06" W, 406.52 feet to a point;

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

N 73° 56' 54" W, 624.33 feet to an iron pin found, passing an iron pin set at 20.59 feet;

Thence, along the lines Collins (299-2004 O.R and Stollman 543-932 O.R.) and being the East-lines of of Red Apple Subdivision:

N 16° 56' 59" E, 370.64 feet to an iron pin found;

Thence, along the South-line of Smith (479-858 O.R.)

S 77° 17' 03" E, 574.53 feet (passing an iron pin found at 554.53 feet) to the point of beginning and **containing 5.33 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 Surveying P.S. 6805

Bearing : Grid North- N.A.D. 83 Ohio South Zone

The above description is based on a field survey completed April, 2021.

John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701
740-541-0350



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Dave E. Stutz*
DATE: 4/22/21

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

APR 21 2021

Jill Thompson
Athens County Auditor

STOLLMAN RACHEL GLOOR SARA
Deed Reference:543-932 O.R.

SMITH JUSTIN M
Deed Reference:479-858 O.R.

P.O.B. bears
N 20° 58' 34" E
2170.47' (calc)
from S.E. Cor.
of F.L.#4

Red Apple Subd. (Env. 43-A & B)
Lot 13
Lot 14

N 16° 56' 59" E
370.64'

S 77° 17' 03" E
574.53'

+554.53'

5.33 Acres

COLLINS JOHN W ET AL
6395 JONATHAN LN
Deed Reference:299-2004 O.R.

N 73° 56' 54" W
624.33'

S 9° 42' 06" W
406.52'

Parcel ID:B010010085801
LOCKE LARRY & JUDY
Deed Reference:223-179 O.R.
5.05 acres residual (deed)

+20.59'

Setty Rd. Twp. Rd. 41



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 4/22/21



Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found (Highland P.S. 7581)

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 5.33 Acre Tract
Situated in F.L. #2, Sec. 31
T.8, R.14, Alexander Twp.,
Athens Co., Ohio
Surveyed April 2021

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