

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

FEB 17 2015

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Bryan Williams
DATE: 2/13/15

DESCRIPTION OF A 64.77 ACRE TRACT

Situated in L.L.#5, Section 6, T.8, R.14, Alexander Township, Athens County, Ohio and being all of the same tract as recorded in Volume 315, Page 829 of the Athens County Deed Records and being more particularly described as follows:

Commencing at the North-west corner of L.L. 5, thence, South 03 degrees 14 minutes 21 seconds West, 69.44 feet, passing an iron pin found at 44.88 feet to a point in Robinson Road, said point being the point of beginning for the tract of land herein described:

thence, along said road:

South 80 degrees 55 minutes 28 seconds East, 232.99 feet;

South 83 degrees 34 minutes 10 seconds East, 190.40 feet;

North 89 degrees 07 minutes 24 seconds East, 98.63 feet;

North 84 degrees 42 minutes 32 seconds East, 221.60 feet;

South 88 degrees 29 minutes 06 seconds East, 46.98 feet;

South 81 degrees 43 minutes 11 seconds East, 123.93 feet;

South 74 degrees 33 minutes 29 seconds East, 88.22 feet;

South 70 degrees 06 minutes 45 seconds East, 65.49 feet;

South 69 degrees 17 minutes 34 seconds East, 282.35 feet;

South 79 degrees 35 minutes 26 seconds East, 55.46 feet;

Thence, leaving said road and along the lines of Banjo Hill Ltd. (467-672 O.R.)

South 05 degrees 32 minutes 38 seconds West, 446.93 feet to an iron pin set, passing an iron pin set at 34.85 feet;

South 86 degrees 21 minutes 49 seconds East, 476.99 feet to an iron pin set;

South 03 degrees 38 minutes 11 seconds West, 1116.58 feet to an iron pin set at old fence corner;

North 87 degrees 10 minutes 04 seconds West, 1834.46 feet to an iron pin found ;

Thence, along the line of The State of Ohio (314-978 O.R.), Hansen (454-575 O.R.), Allen (376-785 O.R.), (370-575 O.R.)

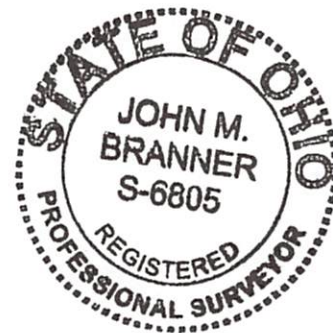
North 03 degrees 14 minutes 21 seconds East, 1712.36 feet to the point of beginning and containing 64.77 acres

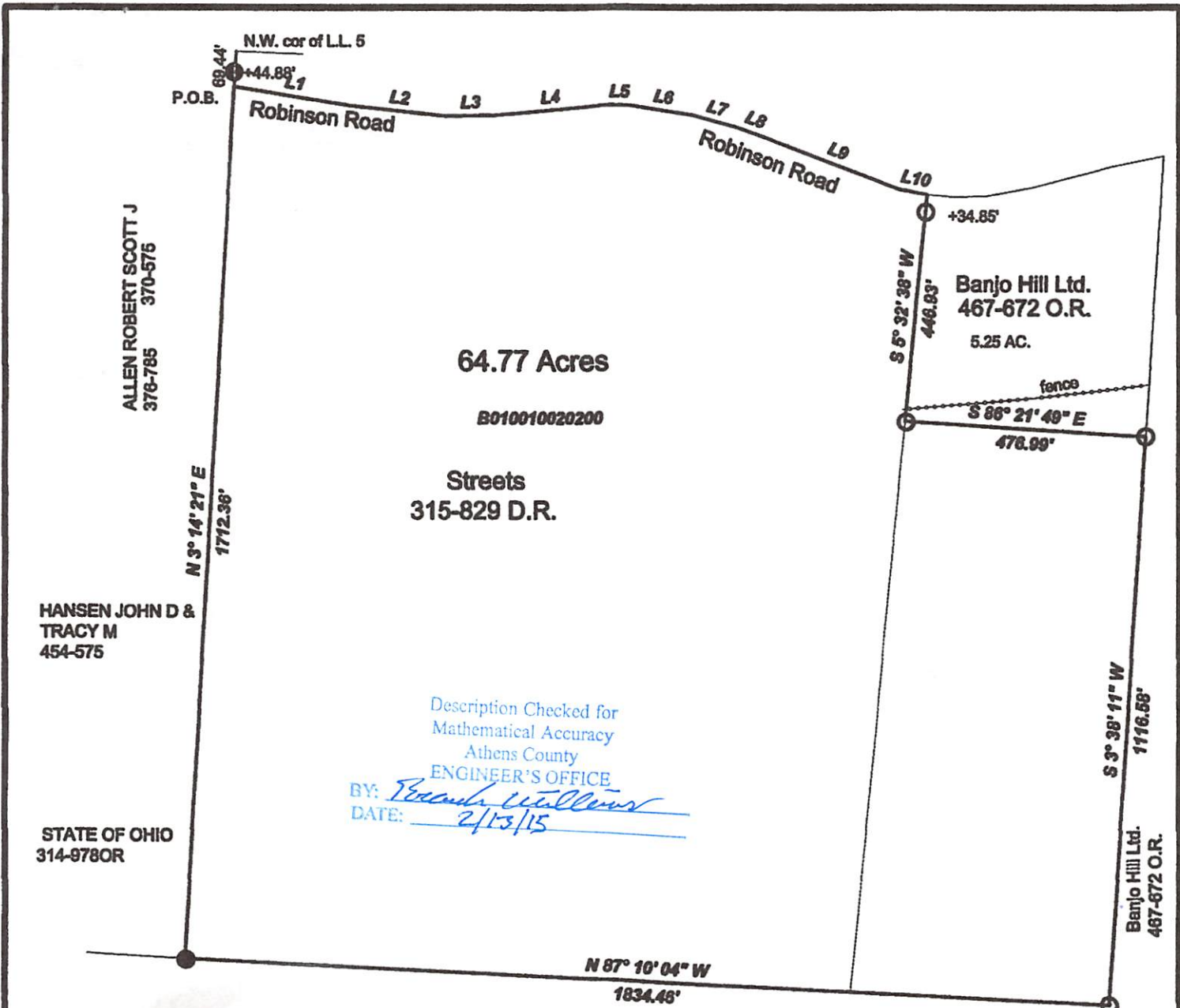
Subject to all easements and rights of way of record.

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 February 2015 by
John M. Branner P.S. 6805





ALLEN ROBERT SCOTT J
376-785 370-576

HANSEN JOHN D &
TRACY M
454-575

STATE OF OHIO
314-9780R

64.77 Acres

B010010020200

Streets
315-829 D.R.

Banjo Hill Ltd.
467-672 O.R.
5.25 AC.

Banjo Hill Ltd.
467-672 O.R.

Description Checked for
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Athens County
ENGINEER'S OFFICE
BY: *John M. Branner*
DATE: 2/13/15

Line	Bearing	Distance
1	S 80° 55' 28" E	232.99'
2	S 83° 34' 10" E	190.40'
3	N 89° 07' 24" E	98.63'
4	N 84° 42' 32" E	221.60'
5	S 88° 29' 06" E	46.98'
6	S 81° 43' 11" E	123.93'
7	S 74° 33' 29" E	88.22'
8	S 70° 06' 45" E	65.49'
9	S 69° 17' 34" E	282.35'
10	S 79° 35' 28" E	55.46'



Survey of the Darwin and Patricia Streets Tract
in L.L.#5, Section 6, T.8, R.14 Alexander Twp.,
Athens County, Ohio
Surveyed February 2015

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

Scale 1 inch = 300 feet
○ = iron pin set
● = iron pin found
Bearings: Grid North N.A.D. 83
Ref. Docs.: Text Plat-Deeds-Surveys