

BY: Brandt William  
DATE: 12/19/17

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

DEC 21 2017

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF A 56.71 ACRE TRACT**

Situated in Sections 6 & 12, T.6, R.13, Ames Township, Athens County, Ohio and being all of the First Tract and parts of the Second and Fourth Tract as described in Volume 29, Page 412 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest corner of Section 6, thence, North 03 degrees 08 minutes 18 seconds East, 660 feet (deed) to **the Point of Beginning** for the survey herein described:

Thence, along the East line of Section 12, and the East line of Spencer (437-1131 O.R.),  
**N 3° 08' 18" E, 1095.12 feet** to an iron pin set;

Thence leaving said section line and continuing along the North line of Spencer,  
**N 86° 42' 53" W, 884.00 feet** to a point in CR-39 (Wrightstown Road), passing an iron pin set at 853.36 feet;

Thence, along said road:

**N 15° 00' 53" E, 51.07 feet** to a point;

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

**S 86° 42' 53" E, 450.00 feet** to an iron pin set;

**N 3° 17' 07" E, 60.00 feet** to an iron pin set;

**S 86° 42' 53" E, 434.66 feet** to an iron pin set;

**N 13° 42' 39" E, 46.22 feet** to an iron pin set;

**S 57° 21' 18" E, 269.14 feet** to an iron pin set;

**S 75° 23' 59" E, 444.94 feet** to an iron pin set;

**S 70° 12' 14" E, 394.97 feet** to an iron pin set;

**S 37° 06' 19" E, 177.31 feet** to an iron pin set;

**S 74° 56' 38" E, 163.54 feet** to an iron pin set;

**N 51° 21' 49" E, 47.80 feet** to an iron pin set;

**N 27° 36' 33" E, 192.52 feet** to an iron pin set;

**N 88° 44' 05" E, 295.54 feet** to an iron pin set;

**N 67° 51' 22" E, 248.83 feet** to an iron pin set;

Thence, along the lines of Lowe (81-463 O.R.),

**S 2° 43' 18" W, 408.85 feet** to an iron pin set;

**S 87° 16' 42" E, 675.28 feet** to an iron pin set;

**S 2° 33' 09" W, 656.04 feet** to an Oak corner tree;

Thence, along the line of Jackson (329-439 O.R.),

**N 87° 21' 47" W, 2663.17 feet** to the point of beginning **and containing 56.71 acres** of which 55.11 acres are in Section 6 and 1.4 acres are in Section 12

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

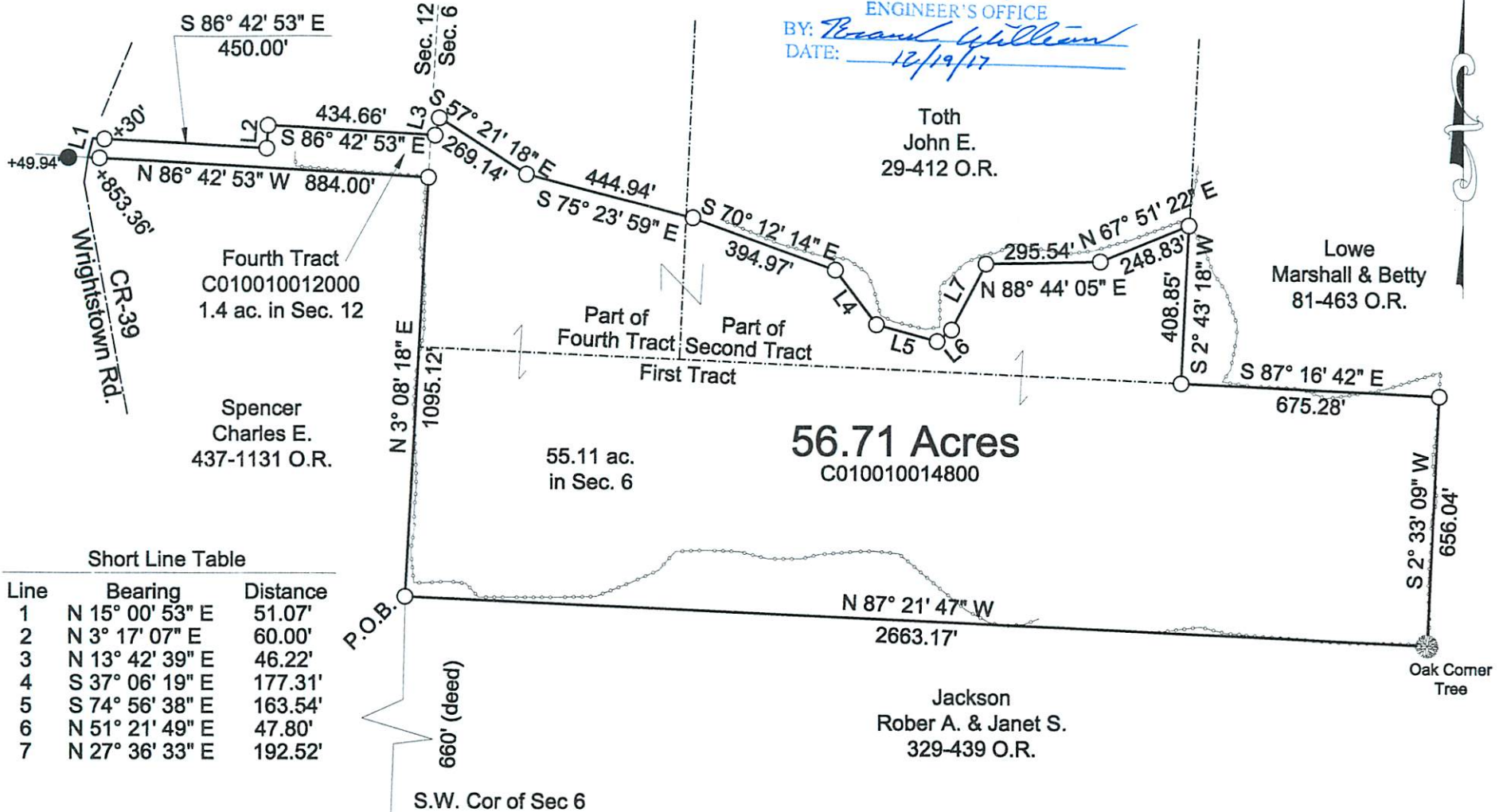
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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

John M. Branner P.S. 6805



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Thomas Williams*  
 DATE: 12/19/17



Short Line Table

Line	Bearing	Distance
1	N 15° 00' 53" E	51.07'
2	N 3° 17' 07" E	60.00'
3	N 13° 42' 39" E	46.22'
4	S 37° 06' 19" E	177.31'
5	S 74° 56' 38" E	163.54'
6	N 51° 21' 49" E	47.80'
7	N 27° 36' 33" E	192.52'

0' 400' 800' 1200'

Scale 1 inch = 400 feet

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

● = iron pin found

= fence-line

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

Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 56.71 Acre Tract  
 Situated in Sections 6 & 12, T.6, R.13,  
 Ames Twp., Athens Co., Ohio  
 Completed December, 2017

By: *John M. Branner*  
 John M. Branner P.S. 6805  
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