

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Boonell Williams  
DATE: 5/7/19

MAY 07 2019

Jill Thompson  
Athens County Auditor



## DESCRIPTION OF A 65.444 ACRE TRACT

Situated in Fractions 4 & 12, Section 10, T.6, R.13, Ames Township, Athens County, Ohio and being part of the land as described in Volume 547, Page 2157 and all of the land as described in Volume 554, Page 638, of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin called for at the Southeast corner of Fraction 12, thence N 00° 21' 48" W, 1087.35 feet (calculated) to a point in Federal Creek, and also being the **Point of Beginning** for the survey herein described:

Thence along the North line of Jago (516-1524 O.R.),

**N 87° 47' 43" W, 1003.59 feet** to an iron pin found at the Northeast corner of Poole (399-1160 O.R.), passing an iron pin found at 114.81 feet;

Thence along the North line of Poole and a boundary line agreement (554-2042 O.R.)

**N 87° 47' 43" W, 1739.58 feet**, to an iron pin set;

Thence continuing along the line of Poole,

**N 02° 18' 35" E, 775.36 feet** to a point in County Road 35 (Fleming Road), passing an iron pin set at 745.36 feet;

Thence along said road the following eight courses:

(1) **N 61° 45' 04" E, 260.84 feet** to a point;

(2) **N 64° 22' 00" E, 338.48 feet** to a point;

(3) **N 39° 15' 04" E, 187.26 feet** to a point;

(4) **N 19° 13' 53" E, 274.07 feet** to a point;

(5) **N 37° 05' 49" E, 78.36 feet** to a point;

(6) **N 64° 25' 06" E, 88.47 feet** to a point;

(7) **N 89° 01' 56" E, 125.65 feet** to a point;

(8) **S 76° 20' 55" E, 89.70 feet** to a point;

Thence leaving said road, and along the lines of Kasler (171-30 O.R.),

**S 02° 28' 58" W, 487.63 feet** to an iron pin previously set, passing an iron pin previously set at 23.12 feet;

**S 86° 52' 51" E, 1365.03 feet** to a point in Federal Creek, passing an iron pin set at the East edge of an abandoned railroad bed at 1222.37 feet;

Thence along said creek the following five courses:

(1) **S 13° 15' 45" W, 184.13 feet** to a point;

(2) **S 19° 55' 22" E, 247.38 feet** to a point;

(3) **S 32° 53' 36" E, 243.11 feet** to a point;

(4) **S 09° 27' 44" E, 234.75 feet** to a point;

(5) **S 17° 37' 06" E, 237.89 feet** to the point of beginning and **containing 65.444 acres** of which 4.316 acres are contained within Fraction 4 and 61.128 acres are contained within Fraction 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"

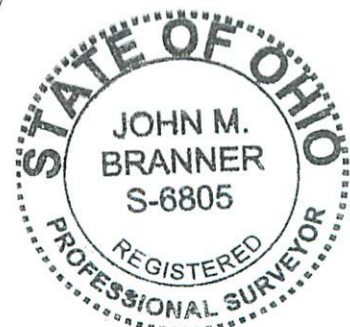
Bearing: Grid North - N.A.D. 83 - Ohio South Zone

The above description is based on a field survey completed May, 2019 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

A handwritten signature in blue ink, appearing to read "John M. Branner".







Kasler  
Bradley P. & Leanna M.  
171-30 O.R.

Yoder  
Daniel  
554-638 O.R.

Kasler  
Bradley P. & Leanna M.  
171-30 O.R.

Adams  
Joseph A.  
344-35 D.R.

# 65.444 Acres Total

Yoder  
Daniel Lamar &  
Heidi Rosann  
547-2157 O.R.

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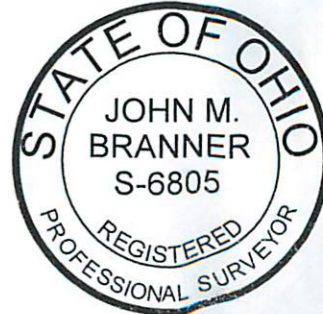
BY: Bernard Williams  
DATE: 5/7/19

Survey of a 65.444 Acre tract  
Situated in Fractions 4 & 12,  
Section 10, T.6, R.13,  
Ames Twp., Athens Co., OH  
Surveyed May, 2019  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

By: [Signature]  
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780



Scale 1"=300'  
○ = 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



Short Line Table		
LINE	BEARING	DISTANCE
L1	N 61° 45' 04" E	260.84'
L2	N 39° 15' 04" E	187.26'
L3	N 19° 10' 53" E	274.07'
L4	N 37° 05' 49" E	78.36'
L5	N 64° 25' 06" E	88.47'
L6	N 89° 01' 56" E	125.65'
L7	S 76° 20' 55" E	89.70'
L8	S 13° 15' 45" W	184.13'
L9	S 19° 55' 22" E	247.38'
L10	S 32° 53' 36" E	243.11'
L11	S 09° 27' 44" E	234.75'
L12	S 17° 37' 06" E	237.89'

