

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perant Williams  
DATE: 1/31/18  
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

FEB 01 2018

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF A 62.249 ACRE TRACT**

Situated in Fractions 7 & 13, of Section 14, 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 a stone found at the Northwest corner of Fraction 7, Section 14, Ames Township, thence S 86° 36' 31" E, 2968.75 feet to an iron pin set and also being **the Point of Beginning** for the survey herein described:

Thence along the South line of Lavelle (224-128 O.R.),

**S 86° 41' 15" E, 1021.16 feet** to an iron pin set;

Thence along an agreed upon existing fence-line and the West line of Lavelle;

**S 26° 23' 53" E, 384.62 feet** to a point;

**S 25° 28' 10" E, 1009.42 feet** to a point;

**S 29° 45' 09" E, 349.46 feet** to a point;

**S 34° 49' 12" E, 274.52 feet** to a fence-post;

Thence along new lines created by this survey:

**S 32° 21' 48" W, 94.55 feet** to an iron pin set;

**S 3° 17' 21" W, 247.31 feet** to an iron pin set;

**S 26° 07' 25" E, 180.81 feet** to an iron pin set;

**S 63° 30' 06" E, 33.81 feet** to an iron pin found;

Thence along the West line of Chadwell (222-83 O.R.),

**S 32° 49' 12" E, 227.75 feet** to a magnail set in the center of State Route 550;

Thence along said State Route,

**S 45° 03' 15" W, 693.64 feet** to a point;

Thence leaving said State Route and along the lines of Willette (347-757 D.R.),

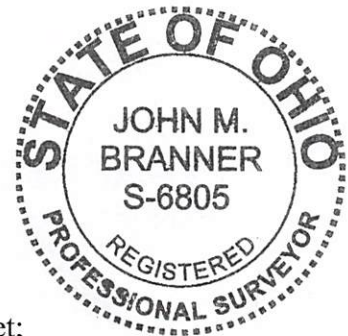
**N 42° 54' 27" W, 201.28 feet** to an iron pin set, passing an iron pin set at 45.15 feet;

**S 46° 49' 28" W, 115.71 feet** to an iron pin set;

Thence along the East line of Damman (532-2042 O.R.),

**N 25° 28' 39" W, 3279.90 feet** to the point of beginning **and containing 62.249 acres** of which

50.395 acres are contained within Fraction 7, and 11.854 acres are contained within Fraction 13 (C0100157609) and 60.379 acres are contained within Parcel C010010057800 and 1.870 acres are contained within Parcel C010010057700. *John M. Branner* 3/31/22



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

*John M. Branner*

**P.O.B.**  
 Bears S 86° 36' 31" E, 2968.75 feet  
 from Stone found at NW corner of  
 Fraction 7, Section 14, Ames Twp.

Lavelle  
 Timothy Colin D.D.S.  
 224-128 O.R.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Perceval Williams*  
 DATE: 1/31/18



Lavelle  
 Timothy Colin D.D.S.  
 224-128 O.R.

**0.717 Acres**

to be continuous  
 and contiguous  
 with Brent A. Chadwell  
 3.37 acre tract  
 (222-83 O.R.)  
 of which 0.475 acres  
 are contained within  
 Parcel C010010057700  
 and 0.082 acres  
 are contained within  
 Parcel C010010057800  
 and 0.160 acres are  
 contained within all of  
 Parcel C010010057900

**62.249 Acres**

Damman  
 Richard N.  
 532-2042 O.R.

**Short Line Table (62.249 Ac.)**

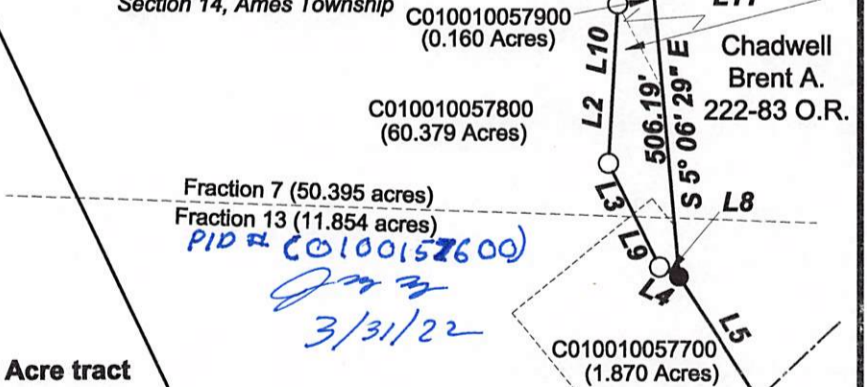
Line	Bearing	Distance
1	S 32° 21' 48" W	94.55'
2	S 3° 17' 21" W	247.31'
3	S 26° 07' 25" E	180.81'
4	S 63° 30' 06" E	33.81'
5	S 32° 49' 12" E	227.75'
6	N 42° 54' 27" W	201.28'
7	S 46° 49' 28" W	115.71'

**Short Line Table (0.171 Ac.)**

8	N 63° 30' 06" W	33.81'
9	N 26° 07' 25" W	180.81'
10	N 3° 17' 21" E	247.31'
11	N 32° 21' 48" E	94.55'

**P.O.B. (0.717 ac.)**  
 (Fencepost)  
 Bears S 67° 40' 45" E, 5316.64 feet  
 from a stone found at the  
 Northwest corner of Fraction 7,  
 Section 14, Ames Township



Survey of a 62.249 Acre tract  
 and a 0.171 acre tract  
 Situated in Fractions 13 & 7,  
 Section 14, T.6, R.13,  
 Ames Twp., Athens Co., OH  
 Completed December, 2017

By: *John M. Branner*  
 John M. Branner, P.S. 8605  
 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