

DESCRIPTION OF A 101.59 ACRE TRACT

Situated in Sections 32 and 33 of T.6, R.13, Ames Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at Grantor's North-west corner, said pin bears South 21 degrees 38 minutes 05 seconds East, 4731.83 feet from the North-west corner of Section 33;
Thence, along the South-line of Cooper (569-2094 O.R.)
S 86° 16' 38" E, 3505.89 feet to an iron pin set;
Thence, along the line of Gilcher (429-1046 O.R.)
S 3° 41' 13" W, 610.03 feet to a point in State Route 550, passing an iron pin set at 534.26 feet;
Thence, along State Route 550:
S 54° 55' 53" W, 270.52 feet to a point;
S 49° 45' 53" W, 384.93 feet to a point;
S 60° 49' 53" W, 414.43 feet to a point;
S 61° 24' 53" W, 267.30 feet to a point;
S 75° 51' 53" W, 283.14 feet to a point;
S 74° 00' 53" W, 434.94 feet to a point;
S 77° 56' 53" W, 231.00 feet to a point;
S 76° 44' 57" W, 342.02 feet to a point;
Thence, leaving said road and along new lines created by this survey:
N 10° 23' 18" W, 775.23 feet to an iron pin set, passing an iron pin set at 45.86 feet;
N 82° 41' 00" W, 1041.82 feet to an iron pin set;
Thence, along Valentour (551-2040 O.R.) & (17-515 O.R.)
N 4° 27' 27" E, 993.71 feet to the point of beginning and containing 101.59 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, Ohio South Zone

The above description is based on a field survey completed November 2021 by


John M. Branner P.S. 6805



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

NOV 23 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/24/21



GABRIEL ARNOLD DENZIEL ET AL Deed Reference: 510-1369 O.R.
 VALENTOUR JOHN E & KIMBERLY 551-2040 O.R.
 VALENTOUR JOHN KIM 17-515 O.R.
 McDougallville Env. 18-B

P.O.B. bears
 S 21° 38' 05" E
 4731.83'
 from N.W. cor of
 Sec. 33

COOPER VIOLET MAE FRED S TRUSTEES
 Deed Reference: 569-2094 O.R.

KEIRNS RODNEY TRUSTEES JORDAN RUBY
 Deed Reference: 583-2262 O.R.

GILCHER MARION T & MARIBEL E
 429-1046 O.R.

101.59 Acres

P.O.B. 28.13 ac. tract

C01001004860
 Sec. 33 (78.08 ac.)
 Sec. 32 (23.51 ac.)
 C010010071000

28.13 Acre
 to be continuous and contiguous
 with the Jordan 1.70 ac. Tract



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Brannan*
 DATE: 11/24/21



Line	Bearing	Distance
1	S 79° 42' 28" W	212.22'
2	S 70° 33' 20" W	158.11'
3	N 19° 44' 10" W	234.74'
4	N 58° 32' 35" W	97.20'
5	S 59° 14' 44" W	210.55'
6	S 51° 38' 52" W	186.24'
7	N 87° 24' 35" W	122.48'
8	S 88° 22' 58" W	118.97'
9	S 86° 29' 07" W	152.85'
10	S 86° 29' 45" E	45.87'
11	S 75° 51' 53" W	283.14'
12	S 77° 56' 53" W	231.00'

Curve Arc	Chord	Chord Bearing	Radius
1	261.24	S 72° 06' 59" W	373.55

Survey of a 101.59 Acre Tract
 and a 28.13 Acre Tract
 Situated in Sections 32 & 33
 T.6, R.13, Ames Twp.,
 Athens Co., OH
 Surveyed Nov. , 2021

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.83, Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys

KEIR
 Deed 1