

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner Williams
DATE: 11/8/17

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

NOV 21 2017

Jill Thompson
Athens County Auditor

Description of a 21.248 Acre Tract

Situated in F.L. 34, Section 7 and L.L. 6, Section 1 of T.9, R.14, Athens Township, Athens County, Ohio and being all of the tract of land as described in Volume 357, Page 709 Official Record of Athens County, Ohio and being more particularly described as follows:

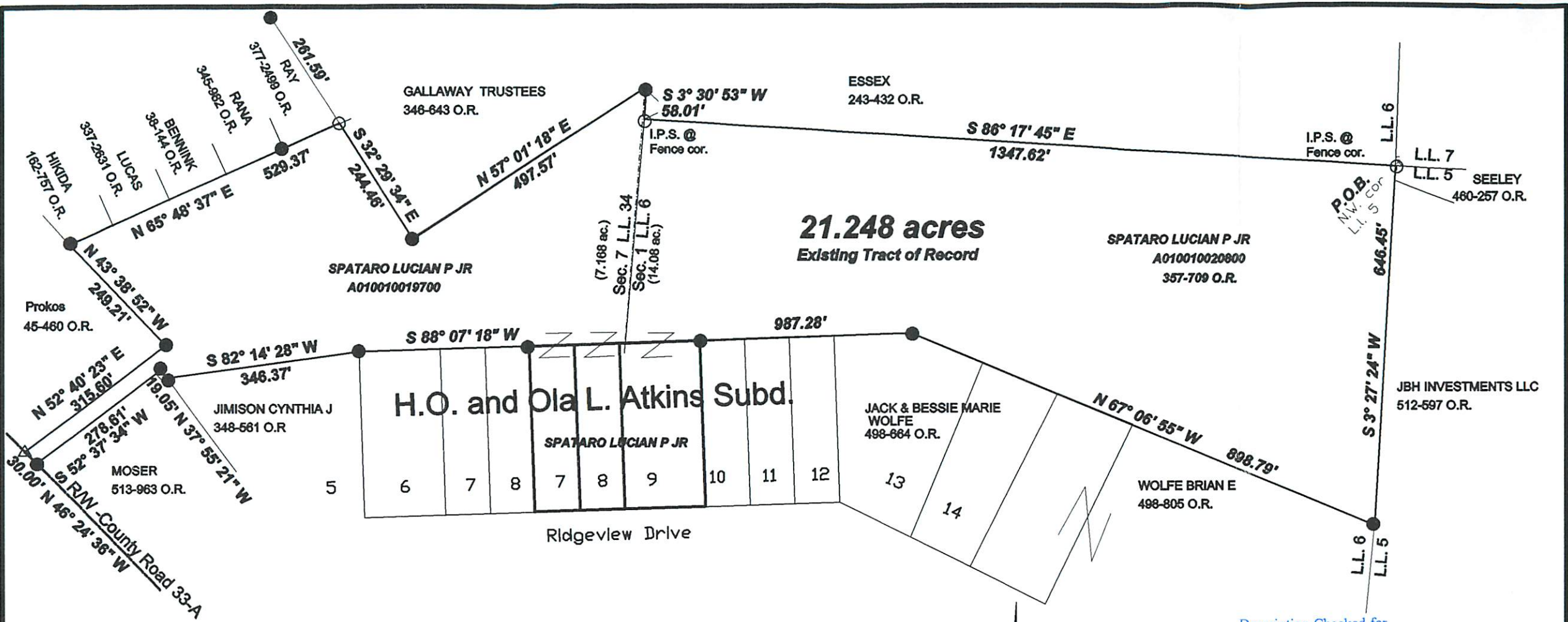
Beginning at an iron pin set at a fence-post at the North-west corner of L.L. #5, Section 1
Thence, along the west-lines of Seeley (460-257 O.R.) and JBH Investments (512-597 O.R.)
S 3° 27' 24" W, 646.45 feet to an iron pin found;
Thence, along the North-lines of Brian E. Wolfe (498-805 O.R.) and Jack and Bessie Wolfe (498-664 O.R.)
N 67° 06' 55" W, 898.79 feet to an iron pin found ;
Thence, along the North lines of the H.O. And Ola L. Atkins Subdivision (Lots 6 through 12 inclusive)
S 88° 07' 18" W, 987.28 feet to an iron pin found at the North-East corner of Lot 5 of said Subdivision);
Thence, along the North-line of Lot #5 (Jimison 348-561 O.R.)
S 82° 14' 28" W, 346.37 feet to an iron pin found at the North-west corner of said lot;
Thence, along the lines of Moser (513-963 O.R.)
N 37° 55' 21" W, 19.05 feet to an iron pin found;
S 52° 37' 34" W, 278.61 feet to an iron pin found;
Thence, along the East-line of the Right of Way of County Road 33-A;
N 46° 24' 36" W, 30.00 feet to a Mag. Nail found;
Thence, leaving said right of way and along the lines of Prokos (45- 460 O.R.)
N 52° 40' 23" E, 315.60 feet to an iron pin found;
N 43° 38' 52" W, 249.21 feet to an iron pin found ;
Thence, along the lines of Hikida (334-196 O.R.), Lucas (337-2631 O.R.), Bennink (38-144 O.R.), Rana 345-982 O.R.), Ray (377-2499 O.R.) ;
N 65° 48' 37" E, 529.37 feet to an iron pin set in the West-line of Gallaway (346-643 O.R.), where an iron pin found bears North 32 degrees 29 minutes 34 seconds East, 261.59 feet;
Thence, along the lines of Gallaway (346-643 O.R.)
S 32° 29' 34" E, 244.46 feet to an iron pin found
N 57° 01' 18" E, 497.57 feet to an iron pin found;
Thence, along the lines of Essex (243-432 O.R.)
S 3° 30' 53" W, 58.01 to an iron pin set at a fence corner;
S 86° 17' 45" E, 1347.62 feet to the point of beginning and containing 21.248 acres of which 21.248 acres are in L.L. #6 of Section 1 and 7.168 acres are in L.L. 34 of Section 7.

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 November. 2017 by
John M. Branner P.S. 6805





21.248 acres
Existing Tract of Record

Survey of a 21.248 Acre Tract of Record
Sited in F.L. 34, Section 7 and F.L. 6 of Sec. 1
T.9, R.14 Athens Twp., Athens Co., Oh
Surveyed Nov. , 2017

By: *John M. Branner*
John M. Branner, P.S. 8605
12500 N. Peach Ridge Rd.
Athens, Ohio 45701
740-592-5778



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Scale 1"=200'
 △ = Mag nail found
 ○ = 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
 Bayha P.S. 6139 Survey of Jimison-Moser - Prokos Lines