

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

OCT 21 2015

Description Checked for  
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: David E. Sw  
DATE: 9/25/15

Jill Thompson  
Athens County Auditor

### DESCRIPTION OF A 3.00 ACRE TRACT

Situated in L.L. 71 & 72 of Section 18, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as recorded in Volume 512, Page 459 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the Westerly most corner of Grantor's tract, said pin bears South 12 degrees 55 minutes 30 seconds East, 2541.13 feet (calculated) from the North-west corner of Section 18,

Thence, along the line of Don B. Gamerstfelder Trustee (195-517 O.R.)

N 32° 47' 20" E, 215.13 feet to an iron pin set in the Right of Way of Township Road 251 (River Road)

Thence, along said right of way line on curve to the left:

Arc= 222.21 feet ; Chord= 221.11 feet; Chord Bearing= N 51° 27' 40" E; Radius= 642.96 feet to an iron pin set;

Thence, with new lines created by this survey:

S 57° 45' 43" E, 233.83 feet to an iron pin set;

S 32° 36' 23" W, 536.80 feet to an iron pin set;

Thence, along the lines of Don B. Gamerstfelder Trustee (195-517 O.R.)

N 56° 18' 38" W, 87.30 feet to an iron pin set;

N 32° 36' 22" E, 106.10 feet to an iron pin set;

N 56° 33' 38" W, 218.70 feet to the point of beginning and containing 3.00 acres.

Subject to a 20 foot wide easement for ingress and egress along the westerly line of said 3.00 acre tract  
Reference: Valley Acres Subdivision Plat (Env. 22-A & B)

Subject to all easements and rights of way of record.

The attached plat is to be considered an integral part of the above described description.

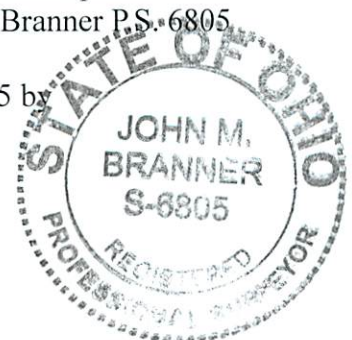
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing : Grid North- N.A.D. 83

The above description is based on a field survey completed September 2015 by

John M. Branner P.S. 6805

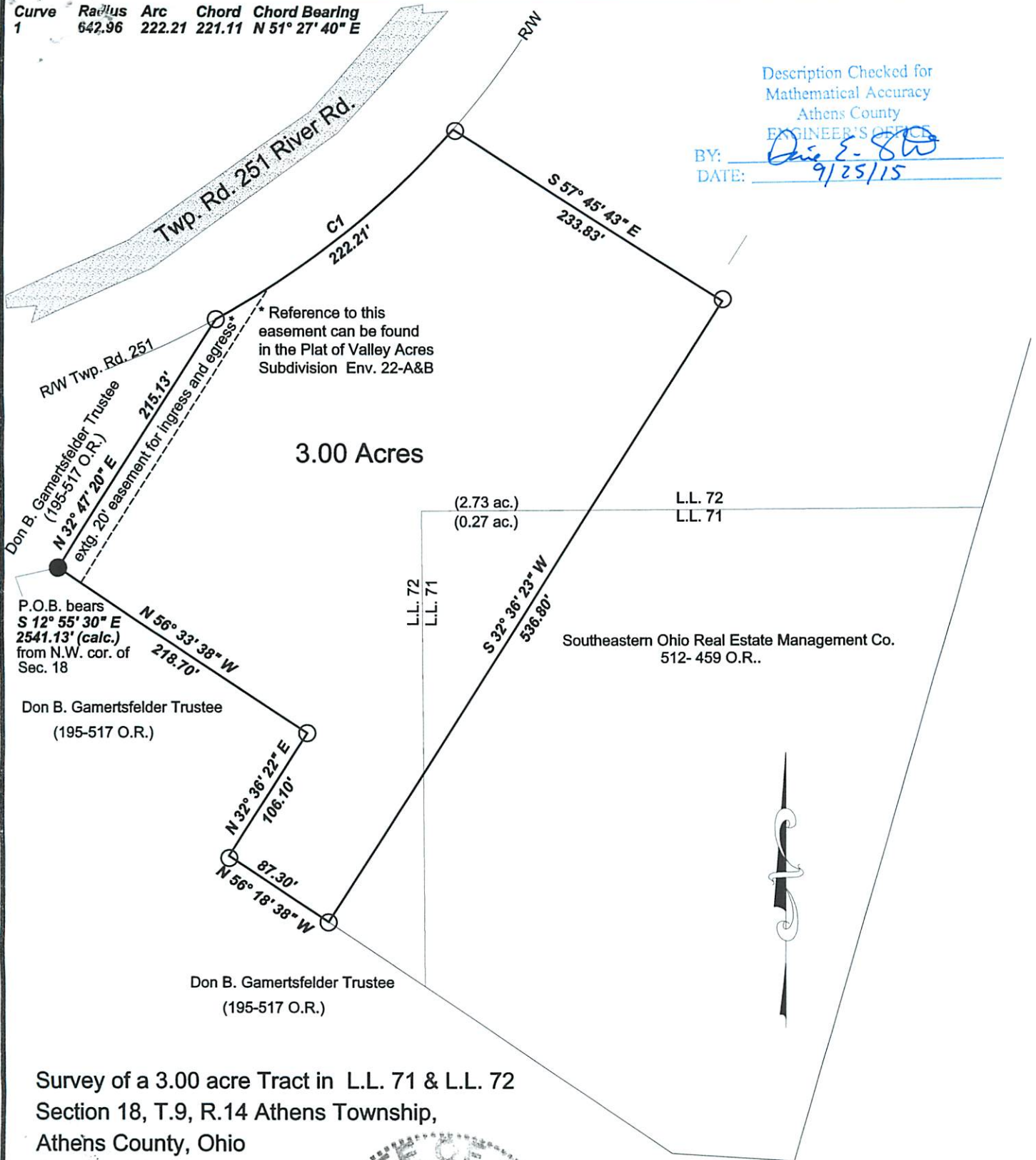
*John M. Branner*



Curve	Radius	Arc	Chord	Chord Bearing
1	642.96	222.21	221.11	N 51° 27' 40" E

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3.00 Acres

P.O.B. bears  
S 12° 55' 30" E  
2541.13' (calc.)  
from N.W. cor. of  
Sec. 18

Don B. Gamertsfelder Trustee  
(195-517 O.R.)

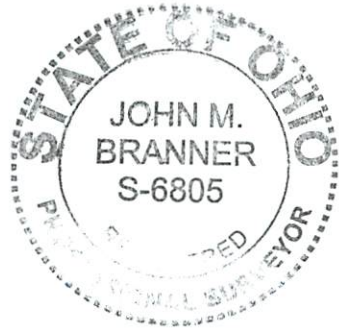
Don B. Gamertsfelder Trustee  
(195-517 O.R.)

Southeastern Ohio Real Estate Management Co.  
512-459 O.R..

Survey of a 3.00 acre Tract in L.L. 71 & L.L. 72  
Section 18, T.9, R.14 Athens Township,  
Athens County, Ohio  
Surveyed September 2015

*John M. Branner*

John M. Branner P.S. 6805  
62 East First St.  
The Plains, Oh 45780  
740-541-0350



Scale 1 inch = 100 feet  
○ = iron pin set 5/8"x 30 " rebar w/ plastic I.D. cap  
● = iron pin found  
Bearings N.A.D. 83- Grid North  
Ref. Docs. Tax Plat -Deeds- Valley Acres Subd. Plat-  
O.D.O.T. R/W sheets