

**BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701**

DESCRIPTION OF A 0.500 ACRE TRACT

Situated in Lot #1 of the John Slaters Town Lots addition in F.L. 112, Section 18, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a 0.447 acre tract and a 0.494 acre tract as recorded in 369-1242 of the Official Records of Athens County and being more particularly described as follows:

Commencing at an iron pin found at the Southerly most corner of Lot#1 of John Slater's Town Lots Addition, thence, North 35 degrees 03 minutes 07 seconds West, 170.00 feet to an iron pin; thence, North 16 degrees 24 minutes 53 seconds East, 330.97 feet to an iron pin at the North-west corner of a 1.379 acre tract (384-1202 O.R.) Thence, North 16 degrees 24 minutes 55 seconds East, 176.06 feet to an iron pin set, passing an iron pin set at 126.28 feet and being the point of beginning for the tract of land herein described:

Thence, North 16 degrees 24 minutes 55 seconds East, 39.97 feet to an iron pin (adjoiner = Sammons 333-417)

Thence, South 89 degrees 35 minutes 07 seconds East, 144.54 feet to an iron pin (adjoiner = Eclipse LTD.);

Thence, along a line in the right of way of Arbor Drive, South 03 degrees 18 minutes 06 seconds East, 110.00 feet to an iron pin;

Thence, along a line in the right of way of Arbor Drive South 17 degrees 49 minutes 44 seconds West, 152.62 feet to a point;

Thence, along new lines created by this survey:

North 23 degrees 18 minutes 57 seconds West, 140.90 feet to an iron pin set;

North 11 degrees 10 minutes 14 seconds West, 84.49 feet to an iron pin set;

North 82 degrees 42 minutes 50 seconds west, 43.66 feet to the point of beginning and containing 0.500 acres of which 0.410 acre are out of the 0.494 acre tract and 0.090 acres are out of the 0.447 acre tract;

Subject to all easements and rights of way of record

All iron pins set are 5/8 inch by 30 inch long rebar.

The above description is based on a field survey completed June 2006 by John M. Branner P.S. 6805



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

AUG 31 2016

Jill Thompson
Athens County Auditor

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 6-7-06

ATH #18

ECLIPSE LTD-
382-2377

144.54'
S 89°35'07"E

YAHINI
MERCER
369-1242

0.500 Acres

39.97'
N 82°42'50" W
43.66

N 11°10'14" W
84.49'

S 3°18'06" E
110.00'

+126.28'

SAMMONS
333-47

176.06'
N 16°24'55" E

0.087 Acres
0.354 Acres

0.410 Acres
0.091 Acres

N 23°18'57" W
140.90'

152.62'
S 17°49'44" W

0.441 Acres

to be continuous and contiguous
with the 1.379 acres

SKINNER
203-568

S 70°03'54" E
94.90'

172.35'
77.45'

10.33'

LOT 49
MCKIBBEN

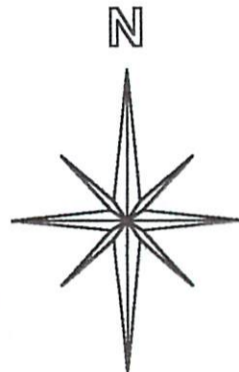
LESLIE HILLER
384-1202
1.379 Acres

N 16°24'53" E
330.97'

WINNER
LOT 48

S 22°33'31" W ARBOR DRIVE
150.59'

82.05'
S 17°49'44" W



SCALE 1 INCH = 60 FEET

○ = IRON PIN FOUND

● = IRON PIN SET

BEARINGS ARE ASSUMED
AND TO BE USED TO DENOTE
INTERIOR ANGLES ONLY

SURVEY OF 0.441 ACRE TRACT
AND A 0.500 ACRE TRACT
OUT OF LOT#1 OF JOHN SLATERS
TOWN LOTS ADDITION IN F.L. 112
SECTION 18, T.9, R.14,
ATHENS TOWNSHIP
ATHENS COUNTY, OHIO
SURVEYED MAY 2003

BY:

John M. Branner
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701
(740) 592-5778

REVISED JUNE 2006

CUNNINGHAM
LOT 47

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *S. Hauser*
DATE: *6-7-06*

SOUTHERLY MOST
CORNER OF LOT#1
OF JOHN SLATER'S
TOWN LOTS ADDITION



N 35°03'07" W
EAST FIRST ST.
170.00'

S 22°32'53" W
195.67'