

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

DEC 30 2014

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branan Utell
DATE: 12-19-14

PARCEL "B"

Situated in L.L. 111, Sections 23 and 24, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a Tract One and a Tract Two as described in Volume 6, Page 913 O.R. And being more particularly described as follows: 466 126 JMB

Beginning at a stone found at the South-west corner of L.L. 111, thence, along the west line of said lease Lot and the east-line of Gams (57-561 O.R.)
N 3° 22' 46" E, 247.50 feet to an iron pin found;
Thence, along new lines created by this survey:
N 57° 56' 39" E, 642.26 feet to an iron pin set;
N 83° 15' 57" E, 224.46 feet to a point in the west right of way line of State Route 682, an iron pin set bears N 83° 15' 57" E, 13.06 feet;
Thence, along the west right of way line of State Route 682
S 19° 53' 54" E, 163.96 feet;
S 18° 45' 05" E, 71.10 feet to an iron pin set;
Thence, along the lines of Larry and Debbie Ccochran (337-1789 O.R.)
S 73° 53' 07" W, 269.36 feet to an iron pin found;
S 13° 38' 46" E, 229.34 feet to an iron pin found;
Thence, along the lines of an unrecorded 1.003 acre survey (Alan D. Robinson Survey (dated-05-01-02)
N 86° 46' 03" W, 204.46 feet to an iron pin found;
S 4° 23' 49" W, 132.00 feet to an iron pin found;
Thence, along the North-line of Darry and Linda D. Michael (332-481 D.R.)
N 86° 46' 03" W, 442.28 feet to the point of beginning and containing 7.036 acres of which 2.766 acres are out of Parcel# A040230103900 and 4.27 acres are out of Parcel# A040230103800.

3800 JMB

3600 JMB

Subject to all easements and rights of way of record
Iron pins set are 5/8"x 30 " long rebar w/ plastic I.D. Cap
Bearings: Grid North N.A.D. 83
The above description is based on a field survey completed December 2014 by
John M. Branner P.S. 6805

JMB



ROGER E SR &
 WILMA JEAN
 COCHRAN
 276-1270 O.R.
 4.5 AC. (Deed)

State Route 682

JONES SEAN
 DAVID
 188-584 OR

Parcel "A"
 5.215 Acres

S 85° 53' 56" E
 678.72'

COCHRAN ROGER
 6-913 OR
 466-126 O.R.

Tract One
 A040230103900

A040230103900

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 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 12-19-14

N 83° 15' 57" E
 224.46'

N 4° 00' 07" E
 585.25'

N 57° 56' 39" E
 642.28'

5.045 ac.
 0.17 ac.

2.766 ac.
 4.27 ac.

S 16° 56' 07" E 13.06'
 163.60'

S 19° 53' 54" E 163.96'
 71.10'

S 73° 53' 07" W
 269.36'

S 18° 45' 05" E
 RMW

GAMS
 RICHARD A
 57-561 O.R.

Parcel "B"
 7.036 acres

Tract Two
 A040230103900

A040230103900

COCHRAN LARRY E & DEBBIE A
 337-1789 O.R.

COCHRAN ROGER
 6-913 OR

N 86° 46' 03" W
 204.46'

S 13° 38' 16" E
 229.34'

Stone @ S.W. cor of L.L. 111

N 86° 46' 03" W L.L. 111
 442.28' L.L. 110

S 4° 23' 49" W
 132.00'

S 86° 46' 03" E
 331.06'

Parcel "C"
 1.003 Acres*
 to be continuous and
 contiguous with
 1.00 ac. (454-1821)

S 4° 23' 49" W
 132.00'

DAUGHERTY
 MELISSA K
 COCHRAN ET
 454-1821
 1.00 ac.

MICHAEL
 DARRY V
 LINDA D
 332-481 D.R.

* Unrecorded Survey by
 Alan D. Robinson (03-01-02)

Survey of Three Tracts in L.L. 111
 Sections 23 & 24, T.9, R.14, Athens Twp.
 Athens County, Ohio

Surveyed December 2014

[Signature]
 John M. Branner P.S. 6805
 62 East First Street
 The Plains, Ohio 45780

REV. 1-5-15
 PARCEL #15
 ADDED DEED REF
[Signature]



Scale 1 inch = 150 feet

○ = iron pin found

● = iron pin set 5/8"x30" rebar w/ plastic I.D. cap

Bearings: Grid North N.A.D. 83

Ref. Docs.: Tax Plat -deeds- Robinson 05-01-02 survey,
 ODOT R/W Plans