

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

NOV 30 2015

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: John M. Branner
DATE: 11/30/15

DESCRIPTION OF A 3.65 ACRE TRACT

Situated in L.L. 112, Section 24, T9, R.14, Athens Township, Athens County, Ohio and being all of the tract of land as described in Volume 489, Page 2011 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the North-east corner of Cade Subdivision (Env. 471-B)
Thence, along the line of Castle Pines Properties L.L.C. (425-797 O.R.)
N 28° 22' 46" E, 69.68 feet to an iron pin found;
Thence, along the lines of Schwartz (510-1171 O.R.)
S 61° 36' 05" E, 80.00 feet to an iron pin found;
N 28° 23' 55" E, 313.65 feet to a point in East First Street, passing an iron pin found at 292.91 feet;
Thence, along East First Street:
S 56° 58' 39" E, 77.89 feet;
Thence, leaving East First Street and along the lines of Osborne (193-659 O.R.)
S 28° 18' 05" W, 200.00 feet to an iron pin found, passing an iron pin found at 20.9 feet;
S 57° 02' 24" E, 125.10 feet to an iron pin found;
Thence, along the line of White (76-342 OR.)
S 28° 33' 45" W, 527.40 feet to an iron pin set;
Thence, along lines of Holl (434-837 O.R.), Scott (502-1090 O.R.), Essex (482-923 O.R.)
N 62° 51' 54" W, 280.90 feet to an iron pin found;
Thence, along the East-line of Cade Subdivision (Env. 471-B)
N 28° 20' 57" E, 366.49 feet to the point of beginning and containing 3.65 acres

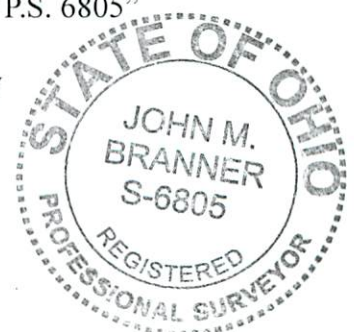
Subject to all easements and rights of way of record.

Bearings are assumed and ad are to be used to denote interior angles only

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

The above description is based on a field survey completed November 2015 by
John M. Branner P.S. 6805

John M. Branner



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CASTLE PINES PROPERTIES LLC
425-797 O.R.

SCHWARTZ
510-1171 O.R.

OSBORNE IDA R
193-659 O.R.

Cade Subdivision
Env. 471-B

3.65 Acres

HAMLIN STEPHAN L
498-2011 O.R.
A040240906400

Survey of a 3.65 Acre Tract
in L.L. 112, Sec. 24, T.9, R.14,
Athens Twp., Athens Co., O.

Surveyed Nov., 2015

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

Essex
482-923 O.R.

WHITE CINDY S
76-342 O.R.

SCOTT ROBERT E
502-1090 O.R.

HOLL ZACHARY WILLIAM
434-837 O.R.



Scale 1 inch = 100 feet
● = iron pin set 5/8"x30" rebar w/ plastic I.D. cap "Branner P.S. 6805"
○ = iron pin found
Bearings are assumed to denote interior angles only
Ref. Docs.: Deeds-Tax Plat-Surveys

East First Street

+292.91'
S 56° 58' 39" E
77.89'
+20.9'

N 28° 23' 55" E
373.65'

S 28° 18' 05" W
200.00'

S 57° 02' 24" E
125.10'

N 28° 22' 46" E
69.68'
S 61° 36' 05" E
80.00'

P.O.B.
N.E. Cor
of Cade Subd.

N 28° 20' 57" E
366.49'

S 28° 33' 45" W
527.40'
549.47' (deed)

N 62° 51' 54" W
280.90'

21.08'
566'
deed and survey