

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Frank Williams  
DATE: 12-31-14

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

JAN 02 2015

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF AN EXISTING TRACT OF RECORD ( 393-479 O.R.)**

Situated in L.L. 138, Section 28, T.9, R.14, Athens Township, Athens County, Ohio and combining the First Tract and Second Tract as described in Volume 393, Page 479 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a Limestone found at the North-east corner on L.L. 135,  
Thence, along the west-line of L.L. 138,  
S 5° 04' 18" W, 316.80 feet to an iron pin set;

Thence along the South-line of said L.L. and the North-line of the City of Athens ( 203-499 D.R.)  
S 85° 53' 54" E, 1161.08 feet to an iron pin set;

Thence, along the East line of Perry ( 369-1127 O.R.)  
N 3° 10' 31" E, 603.25 feet to an iron pin set at fence corner-post;

Thence, along the lines of Lee ( 205-178 D.R. and 451-1651 O.R.)  
N 86° 20' 27" W, 1131.93 feet to a stone found;  
S 62° 22' 05" W, 277.20 feet to an iron pin set, passing a stone found at 79.38 feet;

Thence, along the line of Perry (344-168 O.R.) and Vore Ridge Road as it existed in 1901 (reference S.H. Hibbard Survey V. 6, Page 394 of the County Surveyors Record)  
S 18° 38' 09" E, 139.92 feet to an iron pin set;

Thence, along the North-line of L.L. 135 and the line of Bhatti ( 301-2113 O.R.)  
S 84° 55' 42" E, 167.64 feet to the point of beginning and containing 16.77 Acres.  
P.ID.#A040020009200 (15.76 ac.) and A040020009300 (1.01 ac.)

Subject to all easements and ridgts of way of record.

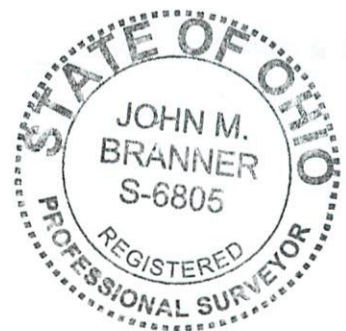
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed December 2014 by

John M. Branner P.S. 6805

John M. Branner



Road as it existed circa 1901 Hibbard (V.6,P.394)

LEE CHARLES L  
451-1651 O.R.  
.500  
PERRY O

LEE CHARLES L  
205-178 D.R.

PERRY O  
RICHARD E  
344-168 OR  
L.L. 138

First Tract  
A040020009300  
(1.01 ac.)

Second Tract  
A040020009200  
(15.76 ac.)

Roger E. Cochran  
393-479 O.R.

PERRY  
RANDALL H  
389-1127 O.R.

BHATTI BONNIE  
R ET AL  
301-2113 O.R.

16.77 Acres

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Paul Wilkins  
DATE: 12-31-14

L.L. 138  
L.L. 136

S 85° 53' 54" E  
1161.08'

CITY OF  
ATHENS  
203-499 D.R.

iron pin set at  
intersection of  
old fences



0' 200' 400' 600'



Scale 1 inch = 200 feet

- = iron pin set 5/8"x30" long rebar w/ plastic I.D. cap
- = iron pin found
- = stone found

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

Reference Documents: Deed-Tax Plats Hibbard 1901 survey ( V. 6, Pg 394)

Survey of an Existing Tract of Record ( 393-479 O.R.)  
in L.L. 138, Section 28, T.9, R.14,  
Athens Township, Athens Co.,O.  
Surveyed December 2014

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

