

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner
DATE: 10/19/16

DESCRIPTION OF 20.33 ACRE TRACT

Situated in Section 36, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as described in Volume 300, Page 35 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the South-east corner of River-lot 361 (Section 31, Dover Twp.)
Thence, along South-line of Hartman (137-845 O.R.)
S 86° 17' 09" E, 650.70 feet to an iron pin found;
Thence, along the line of Don Gamertsfelder Trustee (173-428 O.R.)
S 3° 48' 14" W, 1320.46 feet to a stone found;
Thence, along the lines of Don Gamertsfelder Trustee (173-428 O.R.) and Ohio Franklin Realty L.L.C. (503-2282 O.R.):
N 86° 15' 15" W, 670.70 feet to an iron pin previously set;
Thence, along the line of Rhettos (446-1906 O.R.)
N 3° 48' 04" E, 1320.00 feet; to an iron pin previously set;
Thence, along a new line created by this survey
S 86° 32' 26" E, 20.06 feet to the point of beginning and containing 20.33 acres.

Subject to all easements and rights 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 : Assumed and to be used to denote interior angles only

The above description is based on a previous field survey completed July 1998

John M. Branner P.S. 6805

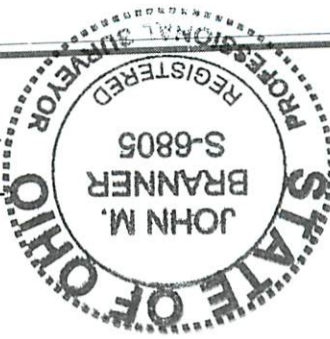
 10/19/16

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

OCT 24 2016

Jill Thompson
Athens County Auditor





DANNY & BARBARA ALLEN
178-371 O.R.

COUNTY ROAD 110 (POSTON STATION ROAD)

IRON PIN SET BEARING
N 4°55'31"W
9.65'

IRON PIN SET BEARING
N 82°55'44"E
10.28'

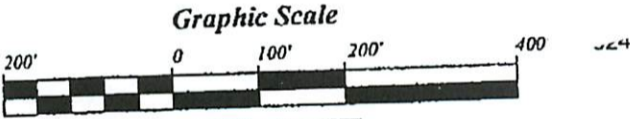
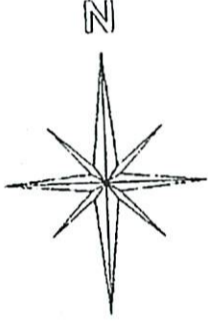
IRON PIN SET BEARING
N 1°08'11"E
10.41'

4.79 ac. residual

(4.791 AC.)

IRON PIN SET BEARING
S 59°07'01"E
18.36'

Line	Bearing	Distance
1	N 2°04'20"E	52.82'
2	N 6°26'28"E	105.01'
3	N 6°50'36"W	116.15'
4	N 23°31'32"W	81.77'
5	N 20°51'10"W	85.97'
6	N 41°21'29"W	43.49'
7	N 29°09'24"W	47.20'
8	N 15°47'18"W	31.65'
9	N 4°01'08"E	41.16'
10	N 25°43'22"E	49.89'
11	N 41°44'35"E	24.64'
12	N 62°50'58"E	199.52'
13	N 73°49'00"E	156.35'
14	N 86°16'00"E	41.39'



- = IRON PIN SET
 - = IRON PIN FOUND
 - ▲ = RAIL ROAD SPIKE FOUND
 - = STONE FOUND
- RETROS CHRISTOPHER J & 446-1906 O.R.

BEARINGS ARE BASED ON A PREVIOUS SURVEY AND ARE USED TO DENOTE ANGLES ONLY

Plat of Description of a 20.33 Ac. Tract in Section 36, T.9, R.14, Athens Township, Athens Co., O. Based on previous survey. 6/98

John M. Branner 10-19-16
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio 45702
740-592-5778



IRON PIN SET BEARING
S 26°23'38"E
19.18'

RONALD R. HARTMAN
137-845 O.R.

P.O.B.
IRON PIN FOUND AT THE SOUTH-EAST CORNER OF RIVER LOT 361

SECTION 31, DOVER TOWNSHIP
SECTION 36, ATHENS TOWNSHIP

S 86°17'09"E
650.70'

S 86° 32' 26" E
20.06'

LEARD RAYMOND J
300-3569 R.R.

20.33 Acres
To be continuous and contiguous with the adjoining tract to the West.

Description Checked for Mathematical Accuracy
Athens County ENGINEER'S OFFICE
BY: *Brandt Wilburn*
DATE: 10/19/16

GAMERTSFELDER DON TRUSTEE
173-428 O.R.

N 86°15'15"W
670.70'

OHIO FRANKLIN REALTY LLC
503-2282 O.R.

16-2001