

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Barbara Wilkerson  
DATE: 8/21/18

AUG 21 2018

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF A 1.026 ACRE TRACT  
(TRANSFER BETWEEN ADJOINING OWNERS)**

Situated in L.L. 213, Section 3, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as describe in Volume 438, Page 1890 of the Official Records of Athens County and being part of Parcel # A010010009803 and being more particularly described as follows:

Beginning at an iron pipe found at the North-west corner of the Condee 1.5128 acre tract ( 543-2278 O.R.) , said pipe calculated to bear South 26 degrees 52 minutes 39 seconds East, 1764.57 feet from the North-west corner of L.L. 213  
Thence, along the line of Muhberger ( 470-1718 O.R.)  
N 86° 20' 04" W, 63.86 feet to an iron pin found;  
Thence along Muhlberger (470-1691 O.R.)  
N 14° 00' 04" E, 50.80 feet to an iron pin found;  
N 30° 51' 43" E, 57.63 feet to an iron pin set;  
Thence, along a new line created by this survey:  
S 88° 14' 09" E, 408.18 feet to a point in Phillips Lane, passing an iron pin set at 383.18 feet;  
Thence, along said road:  
S 9° 40' 11" E , 102.02 feet to a point;  
Thence, along the North-line of Condee (543-2278 O.R.)  
N 88° 32' 12" W, 403.38 feet (passing an iron pin found at 30.00 feet) to the point of begininng and containing 1.026 acres..  
The above described tract is to be continuous and contiguous with the Condee Tract (543-2278 O.R.) of 1.258 acres.

*1.5128 Condee 8-23-18*

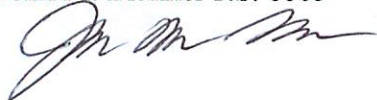
Subject to ail easements and rights of way of record.

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

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

The above description is based on a field survey completed August 2018 by

John M. Branner P.S. 6805



CRAIG MATTHEW H & AIMEE C EDMONSON  
Deed Reference: 438-1890 O.R.

MUHLBERGER  
:470-1691 O.R.

S 88° 14' 09" E  
408.18'

+ 383.18'

**Transfer Between Adjoining Owners:**

1.026 Acres Part of Parcel# A010010009803  
To be continuous and contiguous with  
the Condee Tract of 1.258 acres to the South

*1.5128 JMB 8-23-18*

S 9° 40' 11" E  
102.02'

N 14° 00' 04" E  
50.80'  
N 30° 51' 43" E  
57.63'  
N 86° 20' 04" W  
63.86'

N 88° 32' 12" W  
403.38'

+30.00'

MUHLBERGER  
470-1718 O.R.

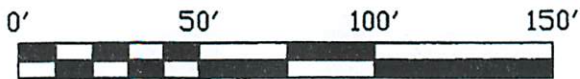
P.O.B. bears:  
S 26° 52' 39" E  
1764.57' Calc. from  
N.W. Cor. of L.L. 213

William and Kathleen Condee  
543-2278 O.R.  
1.5128 ac.

Phillips Lane

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Pranley Williams*  
DATE: 8/21/18



Scale 1"=50'

- = Iron pin set  $\frac{3}{8}$ " rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 1.026 Acre tract  
Situated in L.L. 213, Section 3, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed August, 2018

By: *John M. Branner*  
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780