

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Die E. Shaw  
DATE: 9/27/17

### DESCRIPTION OF A 1.500 ACRE TRACT

Situated in Section 18, Bern Township, T-7, R-12, Athens County, Ohio, and being Parcels 2 & 3 as described in the Athens County Official Records Volume 393, Page 671 and being more particularly described as follows:

**Commencing** at the Northwest Corner of Section 18, thence S 69° 40' 03" E, 1867.52 feet (calculated) to an iron pin found and also being the **Point of Beginning** for the survey herein described;

Thence along the East line of Wheeler's Parcel 1 (393-671 O.R.),

**N 12° 28' 22" E, 238.95 feet** to an iron pin set;

Thence along the South line of Tate (372-101 O.R.),

**S 86° 11' 07" E, 264.00 feet** to a point in the center of County Road 51 (Plantsville Road), passing an iron pin set at 244.00 feet;

Thence along the center of said road:

**S 8° 06' 45" W, 133.69 feet** to a point;

**S 0° 54' 13" E, 103.27 feet** to a point;

Thence leaving said road and along the North line of Tate (298-968 O.R.),

**N 86° 11' 07" W, 298.45 feet** to the point of beginning, passing an iron pin set at 33.74 feet, **and**

**Containing 1.500 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: N.A.D. 83 Grid North - Ohio South Zone

The above description is based on a field survey completed September 2017 by

John M. Branner P.S. 6805



Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

SEP 28 2017

Jill Thompson  
Athens County Auditor





Wheeler  
Benjamin E.  
393-671 O.R.  
(Parcel 1)  
D010010017700

Tate  
Phillip W.  
372-101 O.R.

Plantsville Road  
CR-51

S 86° 11' 07" E  
264.00'

+244.00'

S 8° 06' 45" W  
133.69'

**1.500 Acres**

N 12° 28' 22" E 238.95' (total)  
165'  
73.95'

Parcel 3: D010010017100  
Parcel 2: D010010017000

N 86° 11' 07" W  
298.45'

S 0° 54' 13" E  
103.27'

+33.74'  
TR-208  
Sweat Road

Plantsville Road  
CR-51

Tate  
John Junior  
298-968 O.R.

**P.O.B.**  
**Bears**  
S 69° 40' 03" E, 867.52'  
(Calculated)  
from the  
NW Corner  
of Section 18

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Scale 1"=50'

- = Iron pin set 5/8" 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 1.500 Acre tract  
Situated in Section 18, T.7, R.12,  
Bern Twp., Athens Co., OH  
Surveyed September, 2017

By: *John M. Branner*  
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