

DESCRIPTION OF A 6.61 ACRE TRACT

Situated in Section 24, T. 7, R.12, Bern Township, Athens County, Ohio and being a part of a tract of land as described in Volume 591, Page 1678 of the Official Records of Athens County (P.I.D.#D010010020400) and being more particularly described as follows:

Beginning at an iron pin found at the Northeast corner of the Northwest Quarter of Section 24 of Bern Township;

Thence, along the West-line of Gallick (588-324 O.R.):

S 0° 53' 37" E 285.39 to an iron pin set;

Thence, along the lines of Thrash (519-998 O.R.):

S 69° 48' 50" W, 479.09 feet to an iron pin found;

N 87° 40' 41" W, 267.05 feet to a mag nail set in State Route 377, passing an iron pin found at 164.18 feet;

Thence, along said road:

N 6° 52' 46" W, 259.39 feet to a point;

N 2° 10' 01" W, 69.13 feet to a point;

N 7° 07' 35" E 66.16 feet to a point;

N 13° 55' 42" E, 35.44 feet to a point;

Thence, leaving said road and along the South-line of Becker Living Trust, (242-2519 Morgan County Records) and the South line of Marion Township of Morgan County:

N 88° 57' 45" E, 729.11 feet (passing an iron pin found at 33.48 feet) to the point of beginning and containing 6.61 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

Bearings: Assumed North and to be used to denote interior angles only.

The above description is based on a field survey completed September 2024


John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 9/27/24



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

SEP 30 2024

Jill Davidson
Athens County Auditor

Morgan County Sec. 19 Marion Twp.
Athens County Sec. 24 Bern Twp.

BECKER LIVING TRUST
242-2519 O.R.

N 13° 55' 42" E
35.44'

N 7° 07' 35" E
66.16'

N 2° 10' 01" W
69.13'

N 88° 57' 45" E 729.11'

P.O.B.
N.E. Cor of
N.W. 1/4. of Sec. 24

D010010020500
GALLICK JOHN J
588-324 O.R.

S 0° 53' 37" E
285.39'

D010010020400
WILLIAMS RALPH E JR
591-1678 O.R.

6.61 ACRES

Part of:
D010010020400
WILLIAMS RALPH E JR
591-1678 O.R.

259.39'

N 6° 52' 46" W
State Route 377

S 69° 48' 50" W
479.09'

D010010020402
THRASH TYLER
519-998 O.R.

N 87° 40' 41" W 267.05'

D010010020402
THRASH TYLER
519-998 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 9/27/24



SURVEY OF A 6.61 ACRE TRACT
Situated in Section 24 , T.7, R.12,
Bern Twp., Athens Co., OH
Surveyed Completed Sept., 2024

By: *[Signature]*
John Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Ohio 45701

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- △ = Mag nail set

Bearings: Assumed and used to denote interior angles only.

Ref. Docs.: Tax Plats, Deeds, Existing Surveys:

Knisley P.S. 7231 Sept. 2023 Survey

Epley P.S. 6410 June 2023 Survey