

BY: Branney White
DATE: 8/24/20

**Description of a 1.067 Acre Tract
to be continuous and contiguous with Carlson 507-36 O.R. (D010010031604)**

Situated in the Northwest Quarter of Section 25, T.7, R.12, Bern Township, Athens County, Ohio and being a part of the land (D010010031600) as described in Volume 421, Page 1156 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of the North half of Section 25, thence N 11° 14' 17" E, 1991.90 feet to an iron pin set and also being the Point of Beginning for the tract of land herein described:

Thence along a new line created by this survey:

N 87°56'00" E, 556.60 feet to a point in Township Road 227 (Parmiter Road), passing an iron pin set at 528.73 feet;

Thence along said road and Harper (566-2192 O.R.) the following three courses:

- (1) **S 29°21'10" W, 74.80 feet** to a point;
- (2) **S 24°05'40" W, 60.52 feet** to a point;
- (3) **S 20°32'37" W, 55.40 feet** to a point;

Thence leaving said road and along the North line of Carlson (507-36 O.R.),

N 72°14'32" W, 499.20 feet to the point of beginning, passing an iron pin found at 19.91 feet and **containing 1.067 acres**, to be contiguous and contiguous with Carlson 507-36 O.R., (D010010031604)

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: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed January, 2020 by
Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

John M. Branner

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

AUG 24 2020

Jill Thompson
Athens County Auditor



Point	Bearing	Distance	Northing	Easting	Elevation
-------	---------	----------	----------	---------	-----------

Database opened by owner: Wednesday, January 08, 2020 8:28 AM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	87.5600NE	556.60			
TR	N 87° 56' 00" E	556.60			
2			5020.07229	5556.23796	
Raw:	29.2110SW	74.80			
TR	S 29° 21' 10" W	74.80			
3			4954.87525	5519.57208	
Raw:	24.0540SW	60.52			
TR	S 24° 05' 40" W	60.52			
4			4899.62813	5494.86527	
Raw:	20.3237SW	55.40			
TR	S 20° 32' 37" W	55.40			
5			4847.75127	5475.42429	
Raw:	72.1432NW	499.20			
TR	N 72° 14' 32" W	499.20			
6			5000.00407	5000.00897	
IN	S 65° 36' 10" W	0.01			
1			5000.00000	5000.00000	

Area = 46484.46 Sq Feet or 1.07 Acres more or less

Database opened by owner: Thursday, January 09, 2020 12:39 PM.



Sabel
Bruce, Prina I Trustees
421-1156 O.R.
D010010031600

P.O.B.
bears N 11° 14' 17" E, 1991.90' from a
stone found at Southwest corner of the
North half of Section 25

N 87°56'00" E

556.60'

1.067 Acres

to be continuous and contiguous with
Carlson (507-36 O.R.) D010010031604

N 72°14'32" W
499.20'

S 25°46'25" W
287.71'

P.O.B.

bears N 08° 49' 50" E, 1715.50' from a
stone found at Southwest corner of the
North half of Section 25

Carlson
Jeroch M. & Karen R.
507-36 O.R.
D010010031604

S 66°21'13" E
251.66'

1.073 Acres

to be contiguous and contiguous with
Sabel (421-1156 O.R.)
D010010031600

N 05°13'00" W
397.89'

Moon
John D.
541-1025 O.R.

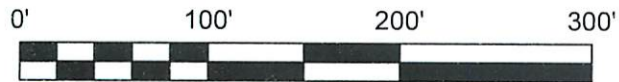
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: J. Branner
DATE: 8/24/20

Line Table		
LINE	BEARING	DISTANCE
L1	S 29°21'10" W	74.80'
L2	S 24°05'40" W	60.52'
L3	S 20°32'37" W	55.40'
L4	S 19°13'50" W	42.62'
L5	S 30°10'39" W	77.26'

*Transfer between adjoining owners. No
building site intended. Not a subdivision.
Health Dept. approval not required. OK
to transfer. P. Eichenberg 9-14-2020*

Survey of two tracts
Situating in Section 25, T.7, R.12,
Bern Twp., Athens Co., OH
Surveyed January, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:



Scale 1"=100'

- = 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



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