

**Description of a 1.073 Acre Tract
to be continuous and contiguous with the remaining acreage
to the South: Sabel 421-1156 O.R. (D010010031600)**

Situated in the Northwest Quarter of Section 25, T.7, R.12, Bern Township, Athens County, Ohio and being a part of the land (D010010031604) as described in Volume 507, Page 36 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 08° 49' 50" E, 1715.50 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:

S 66°21'13" E, 251.66 feet to a point on the East side of a gravel drive, passing an iron pin set at 231.75 feet;

Thence along the East edge of said gravel drive and the West line of Moon (541-1025 O.R.) the following three courses:

- (1) **S 19°13'50" W, 42.62 feet** to a point;
- (2) **S 30°10'39" W, 77.26 feet** to a point;
- (3) **S 36°55'25" W, 235.51 feet** to an iron pin set;

Thence leaving said gravel drive and along the line of Sabel (421-1156 O.R.), **N 05°13'00" W, 397.89 feet** to the point of beginning and **containing 1.073 acres**, to be continuous and contiguous with Sabel 421-1156 O.R., (D010010031600).

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
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Database opened by owner: Wednesday, January 08, 2020 8:03 AM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	66.2113SE	251.66			
TR	S 66° 21' 13" E	251.66			
2			4899.06148	5230.53020	
Raw:	19.1350SW	42.62			
TR	S 19° 13' 50" W	42.62			
3			4858.81964	5216.49244	
Raw:	30.1039SW	77.26			
TR	S 30° 10' 39" W	77.26			
4			4792.03052	5177.65534	
Raw:	36.5525SW	235.51			
TR	S 36° 55' 25" W	235.51			
5			4603.75507	5036.17278	
Raw:	05.1300NW	397.89			
TR	N 5° 13' 00" W	397.89			
6			4999.99701	4999.99571	

Database saved on Wednesday, January 08, 2020 at 8:16 AM.

IN	N 55° 03' 39" E	0.01			
1			5000.00000	5000.00000	

Area = 46755.14 Sq Feet or 1.07 Acres more or less

Database opened by owner: Monday, August 24, 2020 11:01 AM.



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
287.11'

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: *Jeb 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.
Bob Eichenberg
7-14-2020*



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



Survey of two tracts
situated 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:

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