

Description of a 1.461 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 (D010010031602) as described in Volume 290, Page 60 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 35, thence N 55° 05' 49" E, 1516.70 feet to an iron pin set and also being the Point of Beginning for the survey herein described:

Thence along a new line created by this survey:
N 17° 44' 22" W, 224.44 feet to a point in Township Road 227 (Parmiter Road), passing an iron pin set at 98.18 feet;

Thence along said road the following seven courses:

- (1) S 59° 57' 26" E, 93.31 feet to a point;
- (2) S 68° 19' 10" E, 240.89 feet to a point;
- (3) S 62° 22' 50" E, 75.02 feet to a point;
- (4) S 54° 04' 01" E, 83.24 feet to a point;
- (5) S 15° 02' 47" E, 31.60 feet to a point;
- (6) S 00° 51' 18" E, 43.97 feet to a point;
- (7) S 17° 32' 28" W, 40.86 feet to a point;

Thence leaving said road and along the North line of Sabel (421-1156 O.R.),
N 72° 01' 04" W, 385.49 feet to the point of beginning and **containing 1.461 acres**, which is to be continuous and contiguous with the residual acreage to the South (Sabel 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 October, 2019 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



Approved By
Athens County Regional Planning Commission
Date: 9-3-20 *Transfer approved*
Jessie



Moon
John D.
541-1025 O.R.

Township Road 227
Parmiter Road

Ripple
Tom
290-60 O.R.

Harper
Barry & Robinson Kristyn
566-2192 O.R.

Sabel
Bruce E. & Phina I., Trustee
421-1156 O.R.

see detail

LINE	BEARING	DISTANCE
L1	S 75° 36' 59" W	54.76'
L2	S 30° 39' 18" E	46.98'
L3	S 59° 57' 26" E	93.31'
L4	S 62° 22' 50" E	75.02'
L5	S 54° 04' 01" E	83.24'
L6	S 15° 02' 47" E	31.60'
L7	S 00° 51' 18" E	43.97'
L8	S 17° 32' 28" W	40.86'
L9	S 23° 54' 07" W	69.48'

0' 150' 300' 450'



Scale 1"=150'

○ = 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

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

*P.O.B. bears N 55° 05' 49" E, 1516.70' from a stone found at
the Southwest corner of the North half of Section 25

P.O.B.*
N: 501394.89
E: 2131549.73

Sabel
Bruce E. & Phina I., Trustee
421-1156 O.R.
D010010031600

Miller
Eric et al
184-330 O.R.

Hammer
Charles A. & Janet L.
65-731 D.R.

Survey of Two Tracts situated in the Northwest Quarter of Section 25, T.7, R.12, Bern Twp., Athens Co., OH

① 1.522 Acres from D010010031600 Sabel (421-1156 O.R.)
to be continuous and contiguous with D010010031602
Ripple (290-60 O.R.)

② 1.461 Acres from D010010031602 Ripple (290-60 O.R.)
to be continuous and contiguous with D010010031600
Sabel (421-1156 O.R.)



Surveyed October, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:

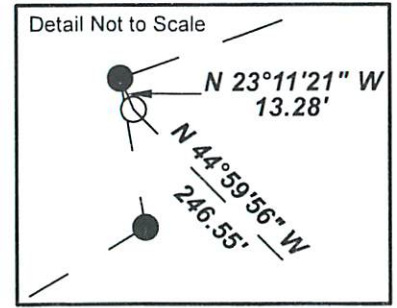
By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

Approved By
Athens County Regional Planning Commission

Date: *9-3-20 Transfer approved*

Jessie

Hammer
Charles A. & Janet L.
65-731 D.R.



Update 08/2020

Note: Combined with residual acreages are as follows:
Sabel/Community: 5.016 Acres
Ripple: 5.062 Acres