

**Description of a 1.522 Acre Tract**  
**to be continuous and contiguous with the remaining acreage**  
**to the North: Ripple 290-60 O.R. (D010010031602)**

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 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:  
**S 40° 39' 09" W, 222.86 feet** to an iron pin set on the North line of Miller (184-330 O.R.);  
Thence along the North lines of Miller the following three courses:  
**N 31° 19' 01" W, 223.63 feet** to an iron pin set;  
**N 81° 43' 01" W, 125.00 feet** to an iron pin set;  
**S 75° 36' 59" W, 54.76 feet** to an iron pin set;  
Thence along a line created in a previous survey and the East line of Sabel (421-1156 O.R.),  
**N 62° 39' 22" W, 140.55 feet** to an iron pin found;  
Thence along the South lines of Ripple (290-60 O.R.) the following three courses:  
**N 70° 10' 44" E, 289.08 feet** to an iron pin found;  
**S 44° 57' 35" E, 197.56 feet** to an iron pin found;  
**S 72° 01' 03" E, 159.25 feet** to the point of beginning and **containing 1.522 acres**, which is to be continuous and contiguous with Ripple 290-60 O.R. (D010010031602).

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*

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.)

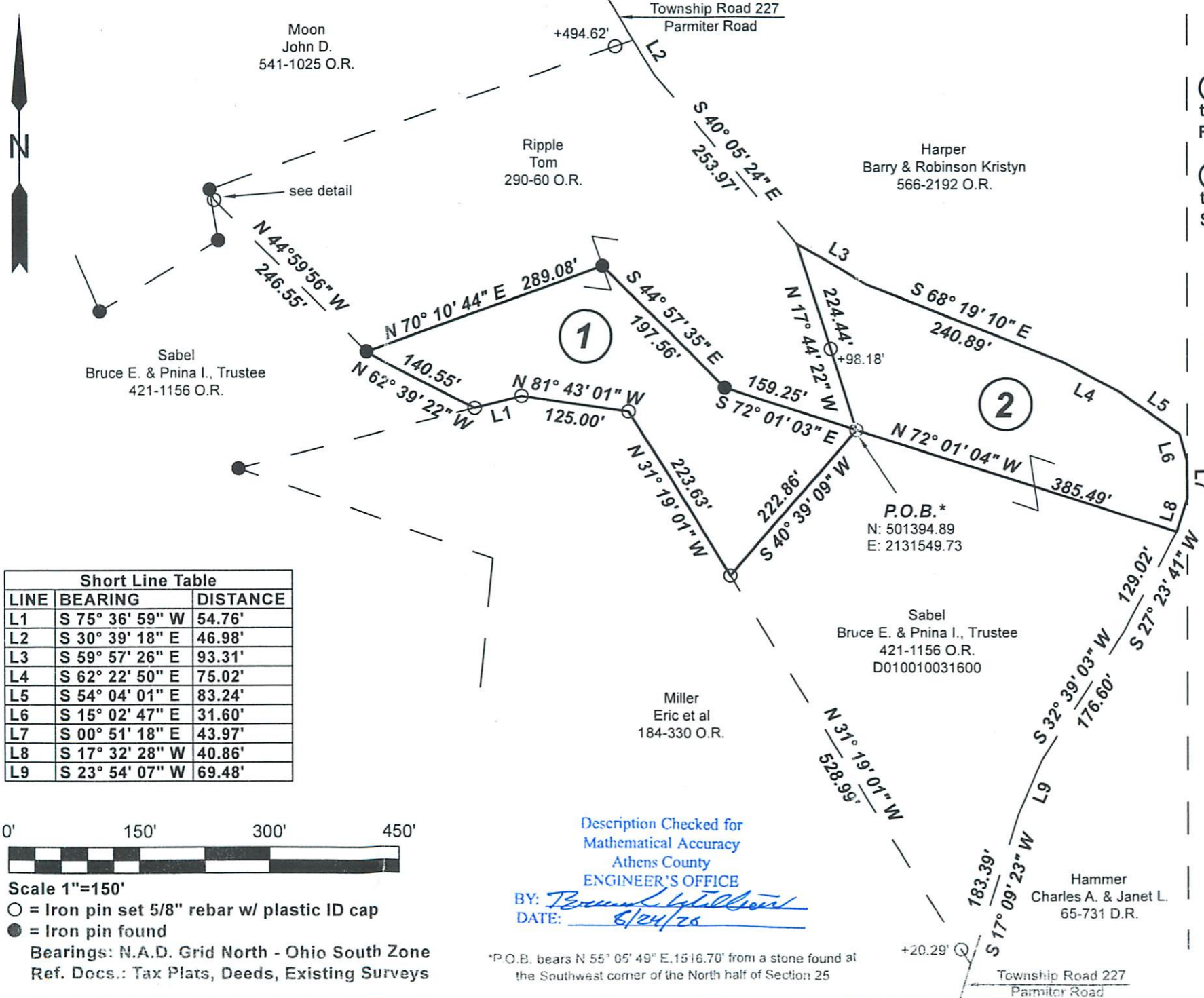
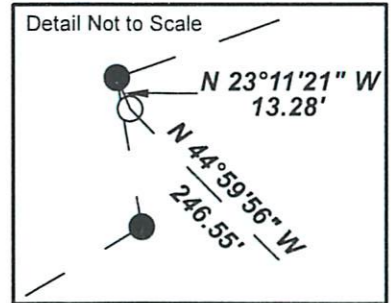


Surveyed October, 2019  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

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

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



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'



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: *Perennial*  
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

Update 08/2020  
Note: Combined with residual acreages are as follows:  
Sabel/Community: 5.016 Acres  
Ripple: 5.062 Acres