

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert Williams*
DATE: 8/3/17

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

AUG 03 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 87.18 ACRE TRACT

Situated in Sections 12 and 18 of T.5, R12, Carthage Township, Athens County, Ohio and being a part of the Don E. Morris Tracts as described in Volume 286, Page 487 O.R.

Beginning at an iron pin set that bears South 46 degrees 37 minutes 57 East, 580.28 feet from a stone found at the North-east corner of Section 18;

thence, along the lines of Biancone, (325-1372 O.R.)

S 64° 02' 46" E, 382.86 feet to an iron pin found;

S 48° 02' 46" E, 233.64 feet to an iron pin found ;

S 40° 32' 46" E, 644.82 feet to an iron pin found;

S 33° 32' 46" E, 367.62 feet to a point near the east bank of a creek;

S 50° 32' 46" E, 484.84 feet to a point in the creek;

N 2° 53' 14" E, 97.12 feet to a point in a tributary of the aforementioned creek

Thence, along the line of Flowers (456-2371 O.R.)

S 48° 12' 56" E, 527.95 feet to an iron pin set;

N 1° 54' 04" E, 281.00 feet to an iron pin set;

S 48° 12' 56" E, 445.50 feet to an iron pin set;

Thence, along the lines of Hershberger (511-1939 O.R.)

S 1° 54' 04" W, 379.50 feet to an iron pin set;

N 86° 10' 05" W, 773.66 feet along an old fence-line to a point;

Thence, along the lines of Brock (312-947 D.R.)

N 88° 08' 26" W, 749.17 feet along an old fence-line to a point in Henderson Road;

N 87° 37' 26" W, 809.20 feet to an iron pin found, passing an iron pin found at 48.97 feet;

N 41° 23' 23" W, 360.91 feet to an iron pin found;

Thence along the line of Korb (10-106 O.R.):

N 2° 37' 28" E, 608.14 feet to a point in Henderson Road, passing an iron pin found at 578.30'

Thence, along said road:

N 54° 30' 21" W, 63.89 feet;

N 32° 47' 15" W, 236.75 feet;

N 46° 56' 15" W, 139.75 feet;

N 87° 10' 19" W, 306.34 feet;

S 63° 00' 37" W, 124.24 feet;

S 25° 43' 53" W, 242.61 feet;

S 37° 20' 33" W, 185.14 feet;

N 87° 35' 08" W, 152.27 feet;

Thence, leaving said road and along new lines created by this survey:

N 4° 37' 12" E, 567.19 feet to an iron pin set, passing an iron pin set at 12.00 feet;

S 87° 18' 02" W, 462.65 feet; to an iron pin set;

Thence, along the line of Hill (281-592 O.R.)

N 5° 52' 44" W, 294.85 feet to an iron pin found;

thence, along the lines of Weiss (299-1145 O.R.)

N 75° 52' 15" E, 419.55 feet to an iron pin found;

S 75° 41' 17" E, 442.45 feet to an iron pin found;

N 83° 39' 47" E, 413.39 feet to an iron pin found;

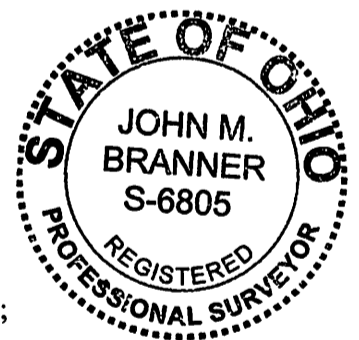
N 63° 23' 09" E, 633.98 feet to the point of beginning and containing 87.18 acres of which 17.84 acres are in Section 18 and 69.34 acres are in Section 12.

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

The above description is based on a field survey July 2017 by John M. Branner P.S. 6805

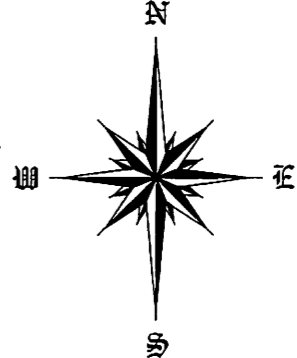


HILL ZELMA L
365-141 O.R.

WEISS JERRY B & LIND
299-1145 O.R.

P.O.B. bears
S 46° 37' 57" E
580.28' from stone fd
@ N. E. cor of Sec. 18

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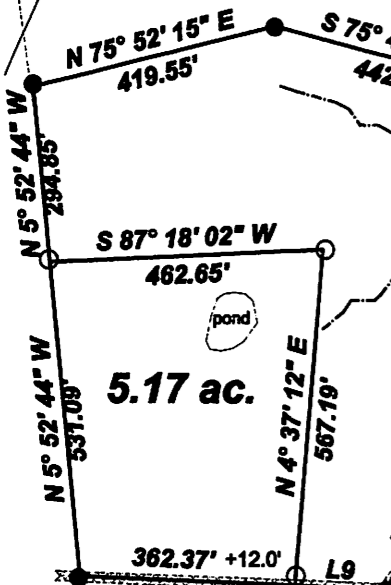


BIANCONE STEVEN J
325-1372 O.R.

87.18 Acres

MORRIS DONALD G ET AL.
276-1182 O.R.

FLOWERS DENNIS KEITH
456-2371
73.86ac



Line	Bearing	Distance
1	S 48° 02' 46" E	233.64'
2	N 2° 53' 14" E	97.12'±578.30'
3	N 54° 30' 21" W	63.89'
4	N 32° 47' 15" W	236.75'
5	N 46° 56' 15" W	139.75'
6	S 63° 00' 37" W	124.24'
7	S 25° 43' 53" W	242.61'
8	S 37° 20' 33" W	185.14'
9	N 87° 35' 08" W	152.27'

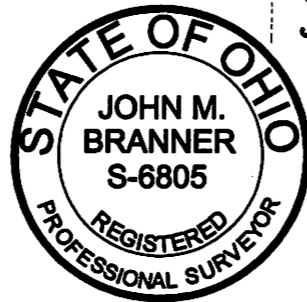
P.O.B-2
bears
S 40° 16' 01" W, 2021.82'
from N.E. Cor. of Sec. 18

Survey of a 87.18 Acre Tract
and a 5.17 Acre Tract and
Situated in Sections 12 & 18,
T.5, R. 12, Carthage Twp., Athens Co., Oh.
Surveyed July 2017

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



Scale 1 Inch = 300 feet
○ = Iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = Iron pin found
Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys



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AUG 03 2017

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BROCK JEFFREY M
& LINDA G
312-947 D.R.
20.00ac

HERSHBERGER MARTIN E ET AL
511-1939 O.R.

