

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

DEC 01 2016

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: David E. Branner  
DATE: 12/1/16

***Survey of a 3.142 Acre Tract ( Combining Existing Lots of Record.)***

Situated in River-lot #349, Section 19, T.10, R.14, Dover Township, Athens County, Ohio and being all of Tract One as described in Vol 459, Page 2037 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin set at the Northerly most corner of Lot #8 of Tylertown  
Thence, along the east-lines of Lovsey ( 421-2247 O.R.)  
N 30° 18' 43" W, 136.16 feet to an iron pin set;  
Thence, along the West-line of Section 19, N 3° 48' 03" E 227.67 feet to a corner tree;  
Thence, along the line of Hartman Trustee ( 137-840 O.R.)  
S 27° 54' 48" E, 963.62 feet to an iron pin set;  
Thence, along the lines of State of Ohio;  
S 81° 06' 24" W, 139.07 feet to a point;  
N 67° 10' 57" W, 54.12 feet to a point;  
S 21° 16' 29" W, 26.80 feet to a point in center-line of State Route 682;  
Thence, along said center-line:  
N 31° 37' 52" W, 97.13 feet;  
N 36° 39' 14" W, 78.00 feet;  
N 38° 16' 16" W, 101.17 feet;  
N 38° 21' 14" W, 127.69 feet;  
Thence, leaving said road and along the East-line of Lot #7 of Tylertown ( Riley, 459-2037 O.R.)  
N 57° 20' 51" E, 138.42 feet to an iron pin set passing an iron pin set at 30.18 feet;  
Thence, along the North-line of Lots 7 and 8 of Tylertown ( Riley , 459-2037 O.R.)  
N 30° 18' 43" W, 153.78 feet to the point of beginning and containing 3.142 Acres.  
Comprising all of the following P.I.D.#s:  
G0102501500,G0102501600, G0102501700, G0102501800, G0102501900



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 completed Nv. 2016 by  
John M. Branner P.S. 6805

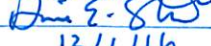
*John M. Branner*

LOVSEY HEATHER A  
421-2247 O.R.

Survey of 2 Tracts  
Sited in River-lot #349, Sec. 19,25  
T10., R.14,Dover Township,  
Athens Co., Ohio  
Surveyed Nov. 2016

By:   
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Ohio 45701  
740-592-5778

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 12/1/16

LOVSEY HEATHER A  
Lot 9  
421-2247 O.R.

P.O.B.  
Northerly most  
corner of Lot 8  
Tylertown

0.419 Ac.

Jack D. & Debra K. Riley  
459-2037 O.R.

HARTMAN MARY  
M TRUSTEE  
137-840 O.R.

3.142 Ac.



0' 100' 200' 300'



Scale 1 inch = 100 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

