

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Dr. E. J. [Signature]
DATE: 9/20/21

**DESCRIPTION OF A 0.20 ACRE TRACT
(TRANSFER BETWEEN ADJOINING OWNERS)**

Situated in Section 34, T.10, R.14, Dover Township, Athens County, Ohio and being a part of a tract of land as described in Volume 577, Page 2611 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin found at Grantor's South-west corner , said pin bears by deed North 89 degrees 25 minutes 51 seconds West, 1443.61 feet and North 0 degrees 39 minutes 13 seconds East, 689.05 feet from the South-east corner of the North-west Quarter of Section 34; Thence, along the South-line of Grantor and the North-line of Bailey's Base Camp LLC. (578-593 O.R.) :

South 74 degrees 41 minutes 16 seconds East, 65.88 feet to an iron pin set and being the point of beginning for the tract of land herein described:

Thence, along new lines created by this survey:

N 16° 51' 45" E, 130.39 feet to a point in West Bailey Road, passing iron pins set at 77.0 feet and 106.41 feet;

Thence, along Bailey Road:

S 67° 19' 25" E, 54.17 feet to a point;

Thence, along the lines of Bailey's Base Camp L.L.C. (Volume 578, Page 593 O.R.)

S 3° 10' 55" W, 126.21 feet to a point;

N 74° 41' 16" W, 83.78 feet to the point of beginning and containing 0.20 acres

The above described tract is to remain continuous and contiguous with PID# G010010061602 (Baileys Base Camp LLC.)


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 Surveying P.S. 6805

Bearing : Grantor's West-line

The above description is based on a field survey completed September , 2021.


John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701

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

SEP 20 2021

Jill Thompson
Athens County Auditor



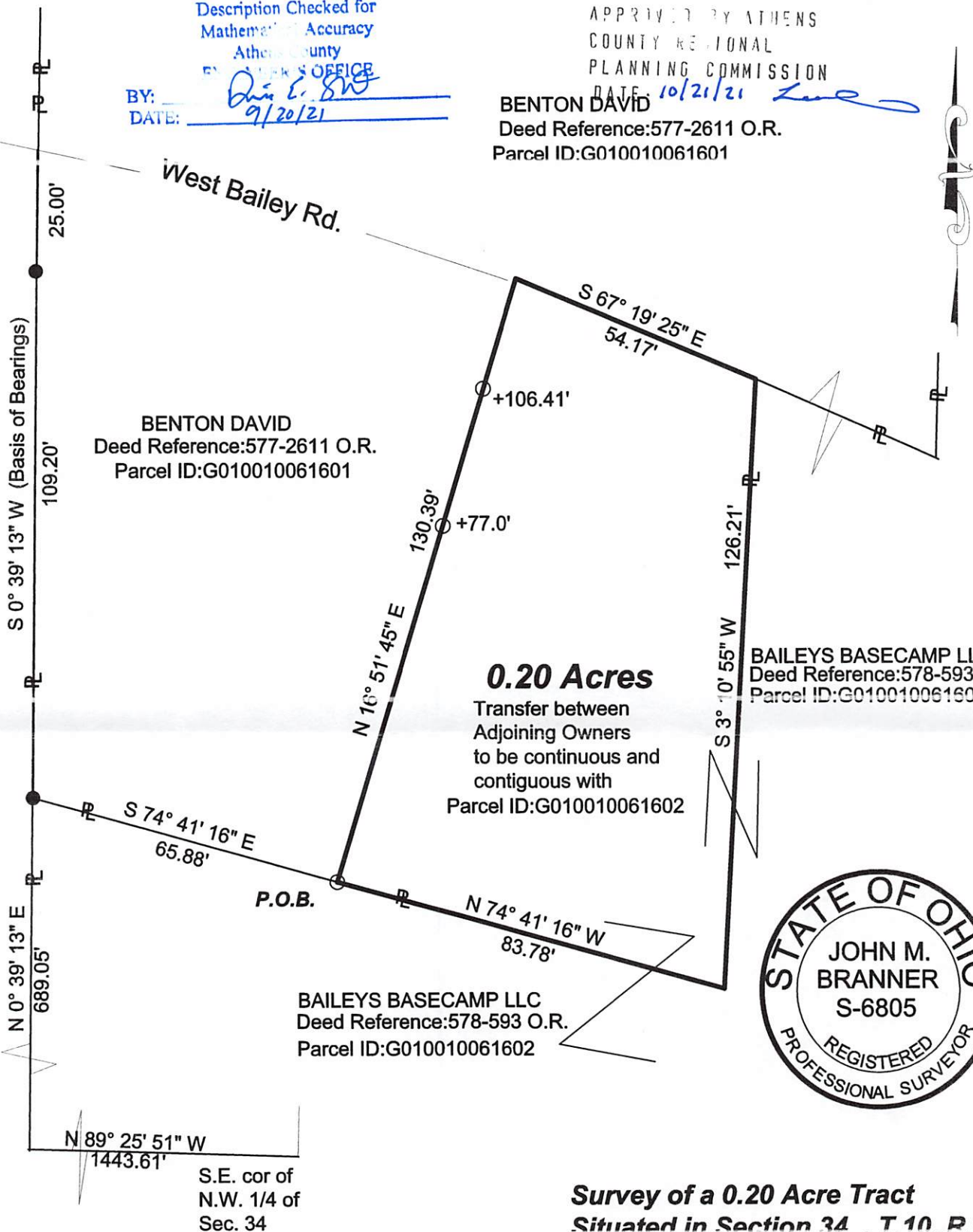
Description Checked for
Mathematical Accuracy
Athens County
Recorder's Office

BY: Quinn E. Branner
DATE: 9/20/21

APPROVED BY ATHENS
COUNTY REGIONAL
PLANNING COMMISSION

DATE: 10/21/21 Leah

BENTON DAVID
Deed Reference: 577-2611 O.R.
Parcel ID: G010010061601



BENTON DAVID
Deed Reference: 577-2611 O.R.
Parcel ID: G010010061601

0.20 Acres
Transfer between
Adjoining Owners
to be continuous and
contiguous with
Parcel ID: G010010061602

BAILEYS BASECAMP LLC
Deed Reference: 578-593 O.R.
Parcel ID: G010010061602

BAILEYS BASECAMP LLC
Deed Reference: 578-593 O.R.
Parcel ID: G010010061602



**Survey of a 0.20 Acre Tract
Situated in Section 34 , T.10, R.14,
Dover Twp., Athens Co., Ohio
Surveyed September 2021**

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



Scale 1 inch = 30 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: Grantor's West-line

Ref. Docs.: Tax Plat, Deeds, Surveys