

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brandon Williams  
DATE: 2/4/14

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

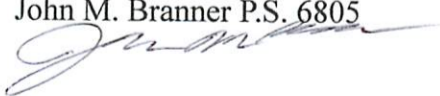
FEB 04 2014

Jill Thompson  
Athens County Auditor

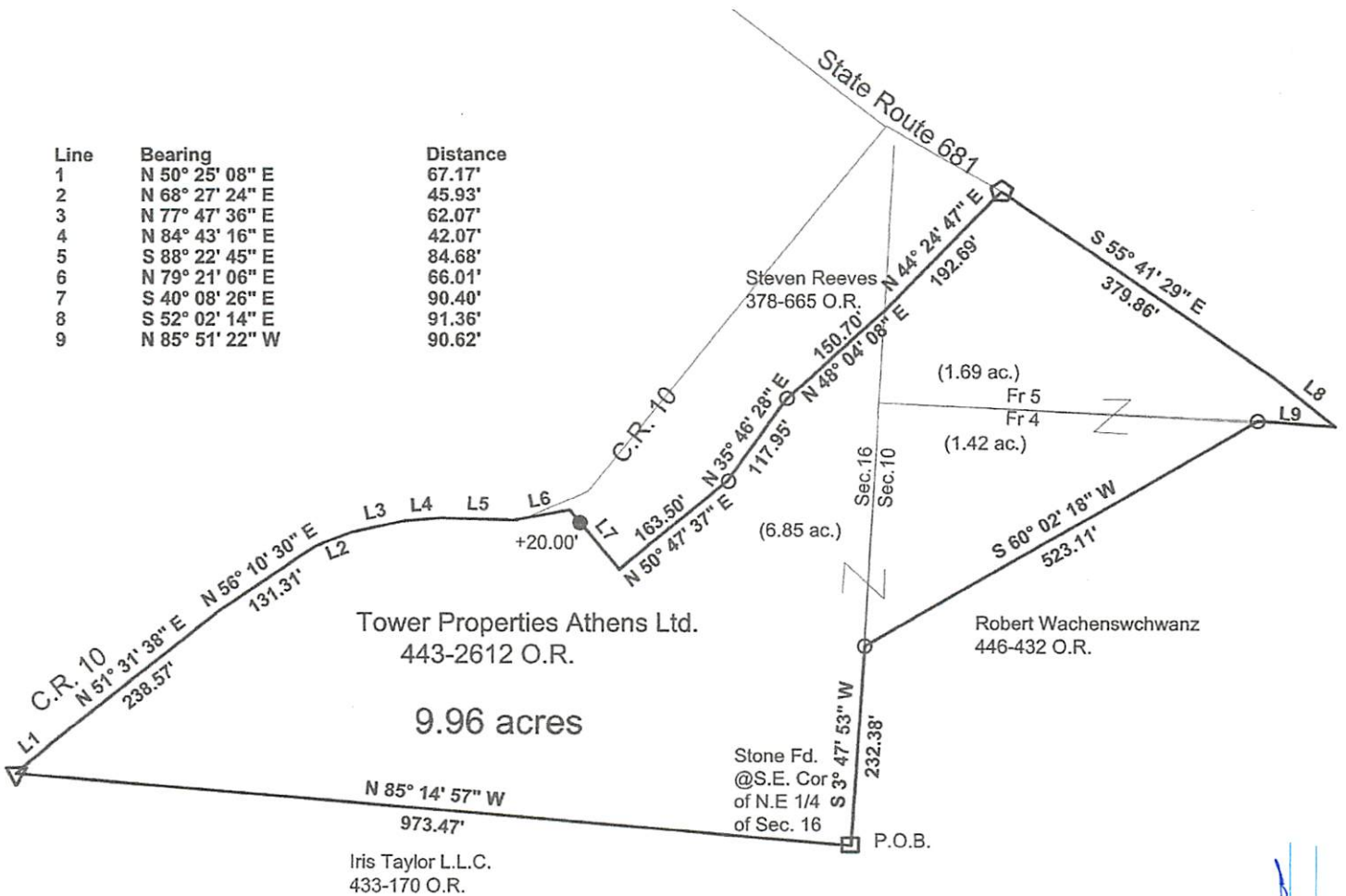
DESCRIPTION OF A LOT OF RECORD (V.443, P. 2612 O.R.)

Situated in Fraction 4 and 5 of Section 10 and Section 16, T.10 R.15, Lee Township, Athens County, Ohio and being the same tract of land as described in Vol. 443, Page 2612 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone at the South-east corner of the North-east Quarter of Section 16;  
Thence, along the North-line of Taylor L.L.C.(433-170 O.R.);  
North 85 Degrees 14 Minutes 57 Seconds West a distance of 973.47 feet to a railroad spike set in County Road 10;  
Thence, along said road:  
North 50 Degrees 25 Minutes 08 Seconds East a distance of 67.17 feet ;  
North 51 Degrees 31 Minutes 38 Seconds East a distance of 238.57 feet;  
North 56 Degrees 10 Minutes 30 Seconds East a distance of 131.31 feet;  
North 68 Degrees 27 Minutes 24 Seconds East a distance of 45.93 feet;  
North 77 Degrees 47 Minutes 36 Seconds East a distance of 62.07 feet;  
North 84 Degrees 43 Minutes 16 Seconds East a distance of 42.07 feet;  
South 88 Degrees 22 Minutes 45 Seconds East a distance of 84.68 feet;  
North 79 Degrees 21 Minutes 06 Seconds East a distance of 66.01 feet to a point in the south edge of County Road 10;  
Thence, leaving said road and along the Lines of Reeves (378-665 O.R.)  
South 40 Degrees 08 Minutes 26 Seconds East a distance of 90.40 feet, passing an iron pin set at 20.00 feet;  
North 50 Degrees 47 Minutes 37 Seconds East a distance of 163.50 feet to an iron pin found;  
North 35 Degrees 46 Minutes 28 Seconds East a distance of 117.95 feet to an iron pin found;  
North 48 Degrees 04 Minutes 08 Seconds East a distance of 150.70 feet;  
North 44 Degrees 24 Minute 47 Seconds East a distance of 192.69 feet to a mag nail set in State Route 681;  
Thence, along said road:  
South 55 Degrees 41 Minutes 29 Seconds East a distance of 379.86 feet ;  
South 52 Degrees 02 Minutes 14 Seconds East a distance of 91.36 feet;  
Thence, leaving said road and along the lines of Wachenschwanz (446-432 O.R.);  
North 85 Degrees 51 Minutes 22 Seconds West a distance of 90.62 feet to an iron pin found;  
South 60 Degrees 02 Minutes 18 Seconds West a distance of 523.11 feet to an iron pin found;  
Thence, South 03 Degrees 47 Minutes 53 Seconds West a distance of 232.38 feet to the point of beginning and having an area of 9.964 acres, of which 1.42 acres are in Fraction 4, Section 10 and 1.69 acres are in Fraction 5, Section 10 and 6.85 acres are in Section 16.  
Subject to all easements and rights of way of record  
Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap Stamped "Branner P.S. 6805"  
Bearings based on Grid North N.A.D. 83  
The above description is based on a field survey completed February 2014 by  
John M. Branner P.S. 6805

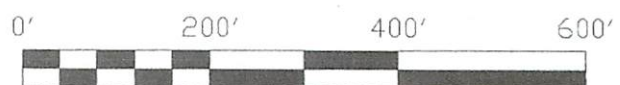


Line	Bearing	Distance
1	N 50° 25' 08" E	67.17'
2	N 68° 27' 24" E	45.93'
3	N 77° 47' 36" E	62.07'
4	N 84° 43' 16" E	42.07'
5	S 88° 22' 45" E	84.68'
6	N 79° 21' 06" E	66.01'
7	S 40° 08' 26" E	90.40'
8	S 52° 02' 14" E	91.36'
9	N 85° 51' 22" W	90.62'



Survey of an Existing Tract of Record  
of the Tower Properties Athens Ltd.  
in Section 10, Fraction 4&5 and Section 16  
T.10, R.15, Lee Township, Athens Co., Oh  
Surveyed Feb. 2014

*John M. Branner*  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-541-0350



- Scale 1 inch = 200 feet
- = iron pin set 5/8"x30" long rebar w/ plastic I.D. cap.
- ▽ = R.R.S. set
- ◊ = mag. nail set
- = iron pin found
- Bearings based on Grid North:N.A.D. 83
- Ref. Docs.: Tax Plat-Deeds

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