

BY: *Robert Uttiler*  
DATE: *6/21/17*

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

JUN 22, 2017

Jill Thompson  
Athens County Auditor

### Description of a 23.00 Acre Tract

Situated in Fraction 32, T.10, R.15, Knox Township, Vinton County and Lee Township, Athens County, Ohio and being more particularly described as follows:

Commencing at a fence corner taken to be the South-east corner of Fraction 32, ,  
Thence, North 03 degrees 02 minutes 17 seconds East, 1481.84 feet to point within the Right of Way of McVey Road;  
Thence, along new lines created by this survey:  
N 86° 19' 37" W, 1562.26 feet to an iron pin set, passing an iron pin set at 10.37 feet;  
N 2° 40' 50" E, 639.73 feet to an iron pin set;  
Thence, along the South-line of Alex and Blonde L. Zimmerman (98-423 O.R. of Vinton Co.) and Gene and Jean Zimmerman 155-2765 O.R. of Vinton County and 491-886 O.R. Of Athens County)  
S 86° 23' 41" E, 1566.23 feet to a point within the right of way of McVey Road, passing an iron pin found at 1541.47 feet;  
Thence, along a line within the right of way of McVey Road  
S 3° 02' 17" W, 641.53 feet to the point of beginning and containing 23.00 acres of which 16.04 acres are in Knox Township, Vinton County and 6.96 acres are in Athens County, Ohio.

Subject to all easements and right of way of record.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. Cap stamped Branner P.S. 6805

Reference bearing : Grid North; N.A.D. 83

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brannan Branner*  
DATE: *6/21/17*

Alex & Blonde L. Zimmerman  
O.R. 98-423

Gene & Jean  
Zimmerman  
O.R. 155- 2765

Gene & Jean  
Zimmerman  
O.R. 491-886

S 86° 23' 41" E  
1566.23'

\*1226.26'

+1541.47'

N 2° 40' 50" E  
639.73'

23.00 Acres

16.04 Acres  
Fr.32, Knox Twp. Vinton County  
Fr.32, Lee Twp. Athens County  
6.96 Acres

S 3° 02' 17" W  
641.53'

N 86° 19' 37" W  
1562.26'

\*352.76'

Gary Mc Vey et. al  
O.R. 113-434

Gary Mc Vey et. al  
370-142 O.R.

P.O.B.

+10.37'

Survey of a 23.00 Acre tract  
Situated in Fraction 32, T10, R.15 W  
Knox Twp. Vinton Co., Lee Twp. Athens Co., O.  
Surveyed June, 2017

S.E. Cor of  
Fr.32

1481.84'

Fence cor.

By: *John M. Branner*  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780



Scale 1"=200'

○ = 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

