

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

AUG 07 2015

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Davis L. Branner
DATE: 8/6/15

Jill Thompson
Athens County Auditor

EXHIBIT "A"

**DESCRIPTION OF A 0.19 Acre Tract (Parcel "A")
(Continuous and Contiguous Tract)**

Situated in Section 23, T.10, R.15, Lee Township, Athens County, Ohio and being a part of a tract of land as described in Volume 341, Page 639 Athens County Deed Records and being more particularly described as follows:

Beginning at a point in Swart Road at the North-east corner of the Taylor 0.229 acre tract (346-2187 O.R.) , said point bears North 86 degrees 11 minutes 43 seconds West, 1417.63 feet from the North-east corner of Section 23;

Thence, along Swart Road:

S 82° 00' 11" E, 20.07 feet to a point;

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

S 3° 03' 01" W, 415.15 feet to an iron pin set, passing an iron pin set at 18.98 feet;

N 86° 56' 59" W, 20.00 feet to an iron pin set in the east-line of a 14.48 acre tract (Swart 341-719 D.R.);

Thence, along the east-lines of the Swart Tracts (341-719 D.R.), (341-639 D.R.) and the Taylor Tracts (348-1411 O.R.), 346-2187 O.R.)

N 3° 03' 01" E, 416.89 feet (passing an iron pin found at 396.89 feet) to the point of beginning and containing 0.19 acres.

This tract is to be continuous and contiguous with the tract to the West (P.I.D. H-01-001-003-5500)

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 August 2015 by

John M. Branner P.S. 6805

John M. Branner



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ENGINEER'S OFFICE
BY: Don E. SW
DATE: 8/6/15

Jill Thompson
Athens County Auditor

EXHIBIT "B"

**DESCRIPTION OF A 0.29 Acre Tract (Parcel "B")
(Continuous and Contiguous Tract)**

Situated in Section 23, T.10, R.15, Lee Township, Athens County, Ohio and being a part of a tract of land as described in Volume 341, Page 639 Athens County Deed Records and being more particularly described as follows:

Commencing at a point in Swart Road at the North-east corner of the Taylor 0.229 acre tract (346-2187 O.R.) , said point bears North 86 degrees 11 minutes 43 seconds West, 1417.63 feet from the North-east corner of Section 23;

Thence, South 03 degrees 03 minutes 01 seconds West, 330 feet to a point at the south-east corner of a 0.67 acre tract (Swart(341-639 D.R.) and being the point of beginning for the tract of land herein described:

Thence, along the east-line of the Swart 14.48 acre Tract (341-719 D.R.)

S 3° 03' 01" W, 74.36 feet to an iron pin set;

thence, along a new line created by this survey:

N 74° 39' 35" W, 270.17 feet to an iron pin set;

Thence, along the East-line of the Swart 5.01 acre tract (298-15 D.R.)

N 3° 03' 01" E, 20.00 feet to a point;

Thence, along the South-line of the Swart 0.67 acre tract

S 86° 15' 59" E, 264.00 feet; to the point of beginning and containing 0.29 acres.

This tract is to be continuous and contiguous with the 0.67 acre tract to the North.

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 August 2015 by
John M. Branner P.S. 6805

John M. Branner





P.O.B. bears
 N 86° 11' 43" W
 1417.63' (calc.)
 from N.E. Cor. of Sec. 23

SWART MERLIN
 & BARBARA
 298-15
 5.0100

TAYLOR DEBRA &
 FRANKLIN R TRUST
 348-1411or

TAYLOR
 DEBRA
 346-2187or

SWART MERLIN
 HOWARD
 341-639
 71.3300

Parcel "A"
 0.19 Acres

SWART MERLIN HOWARD
 341-639
 .67 ac.

H010010035400

H010010034800

Parcel "B"
 0.29 Acres

To be continuous and
 contiguous with 0.67 ac.
 tract to the North
 H010010035400

H010010035500

SWART
 MERLIN
 HOWARD
 341-719 D.R.
 14.4800

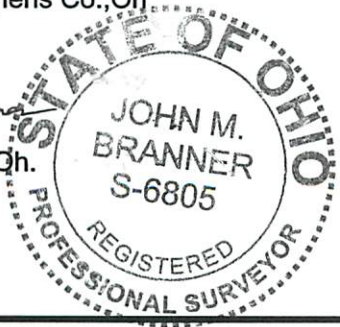
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
David E. Branner

BY: *David E. Branner*
 DATE: 8/6/15

Survey of 2 Parcels in Section 23,
 T. 10, R.15, Lee Township, Athens Co., Oh.

Surveyed August 2015

John M. Branner
 John M. Branner P.S. 6805
 62 East First St., The Plains, Oh.



- Scale 1 inch = 60 feet
- = iron pin set 5/8"x30" long rebar
- = iron pin found
- Bearings: N.A.D. 83 Grid North
- Ref. Docs.: Tax Plats-deeds

