

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Priscilla Williams  
DATE: 5/7/19

MAY 07 2019

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 2.623 ACRE TRACT Tract A

Situated in Fractions 4, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being part of the land as described in Volume 552, Page 2624 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at an iron pin called for at the Northeast corner of Fraction 4, Section 10, thence S 38° 16' 00" W, 900.61 feet to a point in Township road 15A (Townsend Road) and also being the **Point of Beginning** for the survey herein described;

Thence leaving said road and along the line of Ferguson (27-680 O.R.),

**S 04° 05' 51" W, 136.23 feet**, to an iron pin set, passing an iron pin found at 43.74 feet;

Thence along a new line created by this survey,

**S 81° 13' 34" W, 461.78 feet** to a point in Township Road 15 (Marshfield Road), passing an iron pin set at 441.56 feet;

Thence along said road,

**N 20° 53' 14" W, 342.66 feet** to a point at the intersection of said road and Township Road 15A (Townsend Road);

Thence along Township Road 15A (Townsend Road) the following 2 courses:

(1) **S 77° 04' 39" E, 350.25 feet** to a point;

(2) **S 81° 49' 09" E, 249.44 feet** to the point of beginning **and containing 2.623 acres**, more or less.

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 - Ohio South Zone

The above description is based on a field survey completed May, 2019 by

John M. Branner P.S. 6805



Approved By  
Athens County Regional Planning Commission

Date: 6/27/19  
Jessie Po

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Reinal Williams  
DATE: 5/7/19

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MAY 07 2019

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 2.541 ACRE TRACT Tract B

Situated in Fractions 4, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being part of the land as described in Volume 552, Page 2624 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at an iron pin called for at the Northeast corner of Fraction 4, Section 10, thence S 33° 56' 55" W, 1016.21 feet to an iron pin set on the East line of Ferguson (27-680 O.R.), and also being the **Point of Beginning** for the survey herein described;

Thence along the line of Ferguson (27-680 O.R.),

**S 04° 05' 51" W, 231.19 feet** to an iron pin set;

Thence along new lines created by this survey:

**S 78° 19' 04" W, 133.07 feet** to an iron pin set;

**S 83° 16' 58" W, 229.16 feet** to a point in Township Road 15 (Marshfield Road), passing an iron pin set at 199.28 feet;

Thence along said road,

**N 20° 57' 53" W, 229.07 feet** to a point;

Thence leaving said road and along a new line created by this survey,

**N 81° 13' 34" E, 461.78 feet** passing an iron pin set at 20.22 feet to the point of beginning **and containing 2.514 acres**, more or less.

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 - Ohio South Zone

The above description is based on a field survey completed May, 2019 by

John M. Branner P.S. 6805

*John M. Branner*

Approved By  
Athens County Regional Planning Commission

Date: 6/27/19  
*Josin*





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Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Samuel Wilhelm  
DATE: 5/7/19

MAY 07 2019

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 2.421 ACRE TRACT Tract C

Situated in Fractions 4, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being part of the land as described in Volume 552, Page 2624 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at an iron pin called for at the Northeast corner of Fraction 4, Section 10, thence S 28° 32' 45" W, 1222.15 feet to an iron pin set on the East line of Ferguson (27-680 O.R.), and also being the **Point of Beginning** for the survey herein described;

Thence along the line of Ferguson (27-680 O.R.),  
S 04° 05' 51" W, 406.12 feet to an iron pin found;  
N 85° 36' 53" W, 220.99 feet to a point in Township Road 15 (Marshfield Road), passing an iron pin found at 190.24 feet;

Thence along said road the following 2 courses:

(1) N 15° 45' 54" W, 126.11 feet to a point;

(2) N 19° 13' 07" W, 225.64 feet to a point;

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

N 83° 16' 58" E, 229.16 feet to an iron pin set, passing an iron pin set at 29.88 feet;

N 78° 19' 04" E, 133.07 feet to the point of beginning **and containing 2.421 acres**, more or less.

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 - Ohio South Zone

The above description is based on a field survey completed May, 2019 by

John M. Branner P.S. 6805

*John M. Branner*



Approved By  
Athens County Regional Planning Commission

Date

6/27/19

*Gessin*

Snyder  
Philip J. & Jennifer E.  
520-1284 O.R.



Marshfield Road  
Twp Rd 15

Townsend Rd  
Twp Rd 15A

**Tract A**  
**2.623 Acres**  
Carl Richard Denune  
552-2624 O.R.

P.O.B. (Tract A)  
bears S 38° 16' 00" W, 900.61'  
from the Northeast Corner of  
Fraction 4

S 81° 13' 34" W  
461.78'

P.O.B. (Tract B)  
bears S 33° 56' 55" W, 1016.21'  
from the Northeast Corner of  
Fraction 4

**Tract B**  
**2.514 Acres**  
Carl Richard Denune  
552-2624 O.R.

S 83° 16' 58" W  
229.16'

P.O.B. (Tract C)  
bears S 28° 32' 45" W, 1222.15'  
from the Northeast Corner of  
Fraction 4

**Tract C**  
**2.421 Acres**  
Carl Richard Denune  
552-2624 O.R.

N 85° 36' 53" W  
220.99'

Ferguson  
Kenneth L. & Sue Ellen  
27-680 O.R.

Ferguson  
Kenneth L.  
& Sue Ellen  
27-680 O.R.

Enterline  
Karen A. Trustee  
464-2436 O.R.

Approved By  
Athens County Regional Planning Commission

Date: 6/27/19

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brandon Williams  
DATE: 5/7/19



Scale 1"=100'

- = 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



Survey of a 3 Tracts  
Situated in Fraction 4,  
Section 10, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed May, 2019

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