

DESCRIPTION OF A 25.00 ACRE TRACT

Situated in Fractions 7 and 13 (Section 14), T.10, R.15, Lee Township, Athens County, Ohio and being a part of a 50.00 acre tract as described in Volume 524, Page 1964 of the Official Records of Athens County and being more particularly described as follows:

Commencing at an iron pin found at the South-east corner of Lot 6 of Winfield Estates Subdivision (Env. 509-A,B)
Thence, along the south lines of Winfield Estates Subdivision (Lots 4,5,6):
N 86° 53' 46" W, 1103.09 feet to an iron pin previously set and being the point of beginning for the tract of land herein described.

Thence, along the West-line of Waggoner (153-1077 O.R):
S 2° 17' 55" W, 1024.88 feet to a point in Dickson Road, passing an iron previously set at 964.88 feet;
Thence, along said road:
S 87° 23' 59" W, 409.15 feet;
S 86° 27' 07" W, 377.90 feet;
Thence, leaving said road and along the East-line of Gillette (524-1968 O.R.)
N 21° 23' 24" W, 916.72 feet to an iron pin (calculated), passing an iron pin found at 15.0 feet;
Thence, along the East-line of Jones (509-01 O.R.)
N 3° 52' 18" E, 275.02 feet to and iron pin (calculated);
Thence, along the South-line of Winfield Estates Subd. (Env. 509- A&B)
S 86° 53' 46" E, 1144.46 feet to the point of beginning , passing an iron pin found at 1065.24 feet) and containing 25.00 acres.

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 December 2018 by
John M. Branner P.S. 6805



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

APR 04 2019

Jill Thompson
Athens County Auditor

