

BY: Round Miller
DATE: 5/31/19



DESCRIPTION 5.15 ACRE TRACT

Situated in Section 23, T.10, R.15, Lee Township, Athens County, Ohio and being a part of a tract of land as describe in Volume 143, Page 560 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a point in Bailey Road, said point bears South 85 degrees 31 minutes 31 seconds East , 1963.78 feet and North 03 degrees 30 minutes 24 seconds East, 767.23 feet from the South-west corner of Section 23 (calculated)

Thence, along the East-line of Dunfee (226-706 O.R.) and Grantor's West-fence-line
N 3° 38' 25" E, 637.09 feet to an iron pin set in a fence-line, passing an iron pin set at 24.19 feet;
Thence, along new lines created by this survey:
N 72° 22' 24" E, 370.79 feet to an iron pin set;
S 12° 42' 41" E, 312.40 feet to an iron pin set;
S 51° 45' 09" W, 233.48 feet to an iron pin set;
S 20° 48' 02" E, 164.31 feet to a point in Bailey Road (Twp. Rd. #10) passing an iron pin set at 135.19 feet;
Thence, along said road:
S 51° 25' 50" W, 76.72 feet;
S 65° 38' 26" W, 144.39 feet;
S 75° 29' 03" W, 150.85 feet to the point of beginning and containing 5.15 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 May 2019 by
John M. Branner P.S. 6805

A handwritten signature in blue ink, appearing to read "John M. Branner".

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

MAY 31 2019

Jill Thompson
Athens County Auditor



MURRAY CHARLES O & DEBRA J
Deed Reference:143-560 O.R.

N 72° 22' 24" E
370.79'

S 12° 42' 41" E
312.40'

MURRAY CHARLES O & DEBRA J
Deed Reference:143-560 O.R.
Parcel ID:H010010038801

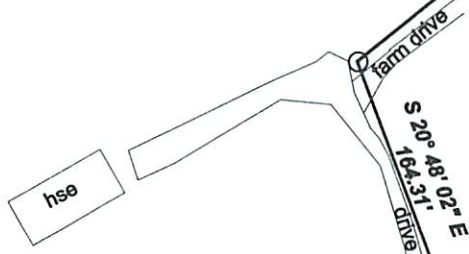
5.15 Acres

MURRAY CHARLES O & DEBRA J
Deed Reference:143-560 O.R.

DUNFEE RONALD E & CAROL L
Deed Reference:226-706 O.R.

N 3° 38' 25" E
637.09'
fence-line

S 51° 45' 09" W
233.48'



Bailey Rd. Twp. Rd. #10



+24.19'
Bailey Rd.

S 75° 29' 03" W
150.85'

S 65° 38' 26" W
144.39'

76.72'
S 51° 25' 50" W

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert L. Miller
DATE: 5/31/19

P.O.B. bears
S 85° 31' 31" E 1963.78'
N 3° 30' 24" E 767.23'
from S.W. Cor of Sec. 23 (calc)



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 5.15 Acre Tract
Sited in Section 23, 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