

BY: Percey Williams  
DATE: 3/6/18

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

MAR 07 2018

Jill Thompson  
Athens County Auditor



**DESCRIPTION OF A 4.594 Acres (Lot 2)**

Situated in the Southeast Quarter of Section 24, T.10, R.15, Lee Township, Athens County, Ohio and being a part of a tract of land as described in Volume 249, Page 540, Athens County Deed Records and being more particularly described as follows:

**Commencing** at the Southwest Corner of Section 24, thence N 0° 06' 38" W, 321.75 feet (calc) to a point;  
Thence S 86° 32' 10" E, 1484.98 feet (calc) to a point in the center of TR-528 (Battrell Rd);  
Thence along the North line of Battrell (430-1052 OR), S 86° 32' 10" E, 302.83 feet to an iron pin set, passing an iron pin found at 19.96 feet, and also being **the Point of Beginning** for the survey herein described:  
Thence along a new line created by this survey:  
N 3° 31' 23" E, 359.23 feet to a point in TR-11 (Swart Rd.), passing an iron pin set at 58.99 feet and 330.20 feet;  
Thence along the center of said road:  
S 85° 56' 47" E, 332.92 feet to a point, passing a railroad spike found at 53.94 feet;  
S 72° 38' 35" E, 93.76 feet to a point bearing S 5° 20' 17" W, 24.00 feet from a pin found on the North side of the said road;  
S 42° 59' 52" E, 106.92 feet to a point;  
S 34° 54' 47" E, 35.85 feet to a point;  
Thence along the center of said road:  
S 34° 54' 47" E, 295.34 feet to a point;  
Thence leaving said road and along the North line of Battrell (430-1052 OR):  
N 86° 32' 10" W, 707.41 feet, passing an iron pin set at 30 feet, to the point of beginning and containing **2.195 acres.**  
*4.594 Ac JMB 3/08/18*

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 June 2017 by  
John M. Branner P.S. 6805

*[Signature]*

Approved By  
Athens County Regional Planning Commission  
Date 3/16/18  
*[Signature]*

Simpson  
Dianna  
342-394 OR

Elliott  
Scott L.  
429-1002 OR

HEINZ LISA M  
Deed Reference:460-2500

SISLER JACOB J & BREANNE R  
Deed Reference:489-138 O.R.

TR-11  
(Swart Rd)

S 85° 27' 22" E  
293.72'

S 85° 56' 47" E  
332.92'

N 5° 20' 17" E  
162.27'

S 72° 38' 35" E  
93.76'

S 42° 59' 52" E  
106.92'

S 34° 54' 47" E  
35.85'

Approved By  
Athens County Regional Planning Commission

Date 3/16/18

*Jessie*

Bolin  
James O.  
& Barbara L.  
127-255 OR

**Lot 1**  
2.479 Acres

**Lot 2**  
4.594 Ac.

S 4° 57' 43" W  
364.89'

N 3° 31' 23" E  
359.23'

300.24'

P.O.B.  
(Tract 1)

S 86° 32' 10" E  
1484.98'

(Highland, P.S. 7581)

+282.87'

N 86° 32' 10" W  
302.83'

+19.96'

58.99'

P.O.B.

N 86° 32' 10" W  
707.41'

S 34° 54' 47" E  
295.34'

+30'

(Swart Rd)  
TR-11

Battrell  
William Curtis  
430-1052 OR

N 0° 06' 38" W  
321.75'

SW Corner  
of Section 24  
(Calculated)

TR-528  
(Battrell Rd)

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

△ = Railroad spike found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Survey of a 7.085 Acre Tract, dated March, 1997 by Kenneth E. Highland, P.S. 7581

Description Checked for  
Mathematical Accuracy

Athens County  
ENGINEER'S OFFICE

BY: *Berndt Wilkman*  
DATE: 3/6/18



Survey of Two Lots:  
Situated in the Southwest Quarter of  
Section 24, T.10, R.15, LeeTwp.,  
Athens Co., OH  
Surveyed June, 2017

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