

DESCRIPTION OF AN EXISTING 0.490 ACRE TRACT
to be continuous and contiguous with Parcel P030090000200, Bishop (295-759 O.R.)

Situated in Out Lot 9, River Lot 640, Section 24, T.12, R.15, York Township, Athens County, Ohio and being all of Parcel P030090000100 as described in Volume 549, Page 2228 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Pleasantview Avenue, bearing S 61° 27' 57" W, 1155.96 feet (calculated) from the Northeast corner of Section 24:

Thence along the US-33 Limited Access Right of Way and the West line of State of Ohio (418-224 O.R.),

S 02° 42' 56" E, 187.20 feet to an iron pin set, passing an iron pin found capped ODOT R/W at 27.95 feet;

Thence along the North line of Bishop (295-759 O.R.),

N 86° 04' 20" W, 234.69 feet to a point in Pleasantview Avenue, passing an iron pin found at 210.59 feet;

Thence along said avenue the following two courses:

N 54° 15' 40" E, 137.59 feet to a point;

N 51° 26' 27" E, 145.27 feet to the Point of Beginning and **containing 0.490 acres** and to be continuous and contiguous with Parcel P030090000200, Bishop (295-759 O.R.)


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed April, 2023 by


Jeb Branner, P.S. 8816
740-592-5778
P.O. Box 274
The Plains, Ohio 45780



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/27/23

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

APR 27 2023

Jill Thompson
Athens County Auditor



P.O.B.

*N:534788.75, E:2045481.09
bearing S 61°27'57" W, 1155.96' (calculated)
from the Northeast corner of Section 24

SHAHER
210-474 OR

PLEASANTVIEW
AVENUE

capped ODOT R/W

+27.95'

PLEASANTVIEW PROPERTIES OF NELSONVILLE
536-2663 OR

N 51°26'27" E
145.27'

STATE OF OHIO
418-224 OR
SURVEY REF
ODOT 33 PLANS
HOC-33-16.52/0.00
SHEET 1073/1144

0.490 ACRES

to be continuous and contiguous with
Parcel P030090000200, Bishop (295-759 OR)

GRANTOR
RELIFORD
549-2228 OR
P030090000100

S 02°42'56" E 187.20'
LIMITED ACCESS R/W

PLEASANTVIEW
AVENUE

+210.59'

N 86°04'20" W
234.69'

STATE OF OHIO
423-2236 OR

BISHOP
295-759 OR
P030090000200

capped ODOT R/W

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 4/27/23



Scale 1"=50'

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

● = Iron pin found unless otherwise noted

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only



SURVEY OF AN EXISTING
0.490 ACRE TRACT
Sited in Out Lot 9, River Lot 640
Section 24, T.12, R.15,
York Twp., Athens Co., OH
Surveyed Completed April, 2023

By: *Jeb Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780