

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perkins Williams  
DATE: 8/12/15

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

AUG 19 2015

Jill Thompson  
Athens County Auditor

**DESCRIPTION OF A 2.60 ACRE TRACT**

Situated in Section 11, T.11, R.14, Trimble Township, Athens County, Ohio and being a part of the Joe and Beverly Lucas Tract as recorded in Volume 505, Page 2437 of the Official Records of Athens County and being more particularly described as follows:

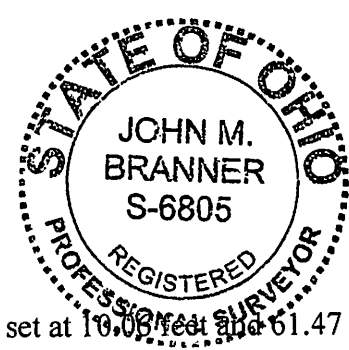
Commencing at a stone found to bear S 3° 01' 01" W, 1216.64 feet from an iron pin found with U.S.F.S. Cap at the North-west corner of Section 11, thence, South 03 degrees 01 minutes 01 seconds West, 22.57 feet to a point in Antle Orchard Road and being the POINT OF BEGINNING for the tract of land herein described:

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

- S 59° 36' 43" E, 17.25 feet;
- S 48° 42' 53" E, 124.61 feet;
- S 40° 41' 37" E, 44.15 feet;
- S 33° 17' 35" E, 63.81 feet;
- S 12° 36' 28" E, 54.26 feet;
- S 13° 19' 45" W, 8.40 feet;

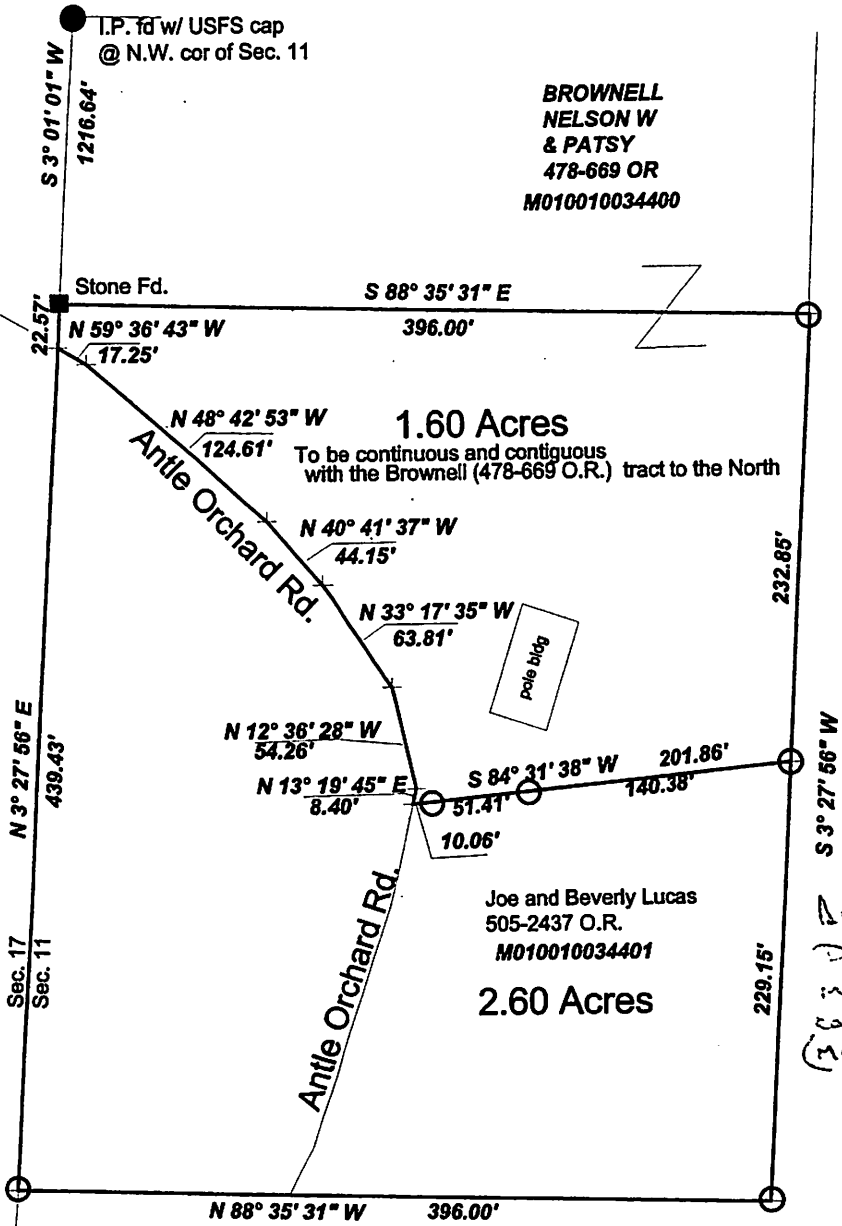
Thence, leaving said road:

- N 84° 31' 38" E, 201.86 feet; to an iron pin set, passing an iron pin set at 10.06 feet and 61.47 feet;
- Thence, along the West-line of U.S.A. (204-55 D.R.)
- S 3° 27' 56" W, 229.15 feet to an iron pin set;
- Thence, along the North-line of Guffy (270-1886 O.R.)
- N 88° 35' 31" W, 396.00 feet to an iron pin set;
- Thence, along the East-line of Section 11,
- N 3° 27' 56" E, 439.43 feet to the point of beginning and containing 2.60 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  
The above description is based on a field survey completed August 2015 by  
John M. Branner P.S. 6805

*John M. Branner*



**BROWNELL  
NELSON W  
& PATSY  
478-669 OR  
M010010034400**

**Joe and Beverly Lucas  
505-2437 O.R.  
M010010034401  
2.60 Acres**

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.  
*Approved split/Okay to transfer*  
By: *Trina L. Bricker, RPC*  
Date: *8/18/15*

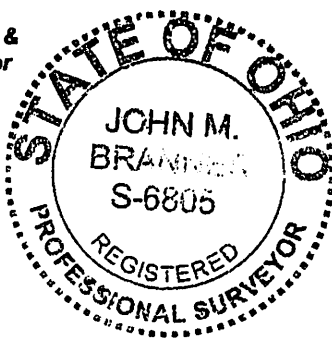
U.S.A.  
204-55 D.R.

*August 18, 2015  
OK. to transfer per  
Athens City - County Health  
Dept. Residual 1.60 acres  
must be kept contiguous &  
contiguous to Brownell tract  
(M010010034400)*

*John M. Branner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

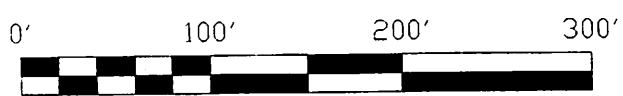
**GUFFEY  
JASON M &  
270-1886or  
10.0000**



BY: *Jason M. Guffey*  
DATE: *8/17/15*

Survey of a 1.60 acre tract and a 2.60 acre tract  
in Section 11, T.11, R.14, Trimble Twp.,  
Athens County, Ohio

Surveyed August 2015  
*John M. Branner*  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-541-0350



Scale 1 inch = 100 feet  
● = iron pin found  
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. cap" Branner P.S. 6805"  
Bearings: N.A.D. 83 Grid North  
Ref. Docs.: Tax Plat - deeds