

BY: *Rebecca M. Miller*
DATE: 3/22/18

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

MAR 23 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 4.217 ACRE TRACT

Situated in Fraction 25, Section 20, Trimble Township, T-11, R-14, Athens County, Ohio, and being all of the land as described in the Athens County Official Records Volume 61, Page 275, and being more particularly described as follows:

Commencing at a concrete fence post at the Southeast corner of Fraction 25, thence N 85° 20' 09" W, 3627.58 feet to an iron rail found by a fence post, passing an iron pin found at +3116.45', thence N 03° 43' 47" E, 456.26 feet to a point in the center of County Road 96 (Goose Run Road) and also being the **Point of beginning** for the survey herein described:

Thence continuing along said road the following two courses:

N 42° 22' 29" W, 224.00 feet to a point;

N 50° 41' 51" W, 367.64 feet to a point;

Thence leaving said road and along remnants of old fence on the East line of Miller (293-206 D.R.),

N 28° 38' 50" E, 293.07 feet to an iron pin set, passing an iron pin set at 21.96 feet;

Thence along remnants of old fence on the South line of Gwilym (317-240 O.R.),

S 84° 56' 42" E, 337.06 feet to an iron pin set;

Thence along the West line of Appalachia Ohio Alliance (55-613 D.R.),

S 03° 43' 47" W, 627.17 feet to the point of beginning, passing an iron pin set at 583.70 feet **and containing 4.217 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: N.A.D. 83 - Grid North - Ohio South Zone

The above description is based on a field survey completed March, 2018

by Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Gwilym
Vaughn H. Jr. & Millie A.
317-240 O.R.

Miller
Howard Lewis & Barbara Ann
293-206 D.R.

4.217 Acres

Cheryl Bailey
61-275 O.R.
M010010047700

Appalachian
Ohio Alliance
55-613 D.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Becky Lipton*
DATE: *3/22/18*

Dixon
Richard L. & Linda K.
200-478 O.R.

Survey of a 4.127 Acre tract
Sited in Fraction 25, Section 20,
T.11, R.14, Trimble Twp.,
Athens Co., OH
Surveyed March, 2018

by Jeb Branner, S.I. E.I.,
under the supervision of:
Jeb Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780



0' 100' 200' 300'



Scale 1"=100'

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

● = Iron pin found

—x—x— = Remnants of old fence

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

Ref. Docs.: Tax Plats, Deeds, 1996 Survey of a 3.06 Acres by Joseph Roman P.S. 6461

Iron Rail
N 85° 20' 09" W
3627.58'

+3611.45'
+38.81' from road

