

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

NOV 30 2017

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:                       
DATE: 11/30/17

**DESCRIPTION OF A 5.027 ACRE TRACT**

Situated in the Southwest Quarter of Section 2, Trimble Township, T-11, R-14, Athens County, Ohio, and being a part of a 41.159 acre tract as described in the Athens County Official Records Volume 506, Page 2195 and being more particularly described as follows:

**Commencing** at an iron pin found at the Northeast Corner of the Southwest Quarter of Section 2, in a previous survey conducted in 2015 by S. A. England Surveying;  
Thence S 64° 07' 38" W, 1975.19 feet to a point in the center of State Route 329 and also being the **Point of beginning** for the survey herein described:

Thence along new lines created by this survey:

S 31° 38' 45" W, 534.71 feet to an iron pin set, passing an iron pin set at 50.00 feet;

N 44° 30' 34" W, 634.49 feet to an iron pin set on the Southeast line of Dellinger (373-1438 O.R.) with an iron pin found bearing S 67° 08' 40" W, 126.16 feet;

Thence along the Southeast line of Dellinger,

N 67° 08' 40" E, 448.64 feet to a point in the center of State Route 329, passing an iron pin found at 397.92 feet;

Thence along said road the following four (4) courses:

S 43° 38' 05" E, 103.50 feet to a point;

S 56° 11' 01" E, 89.68 feet to a point;

S 71° 05' 11" E, 88.85 feet to a point;

S 77° 40' 00" E, 83.87 feet to the point of beginning to a point **and containing 5.027 acres.**

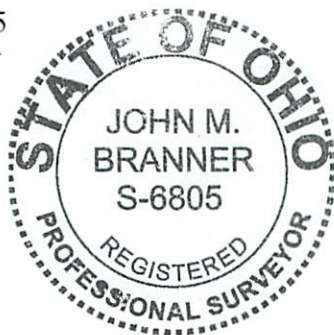
Subject to all easements and rights of way of record.

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 November, 2017 by Jeb Branner under the supervision of:

John M. Branner P.S. 6805





No Record Ingress/Egress Easement Found  
Gravel Lane to SR-329

Dellinger  
Mark E.  
373-1438 O.R.

+398.64'

N 67° 08' 40" E  
448.64' Corporation Line

SR 329

S 43° 38' 05" E  
103.50'

S 56° 11' 01" E  
89.68'

P.O.B.  
Bears S 64° 07' 38" W,  
1975.19 feet from NE corner  
of SE quarter of Section 2

S 71° 05' 11" E  
88.85'

S 77° 40' 00" E  
83.87'

+50.00'

5.027 Acres

Survey of a 5.027 Acre tract  
Sited in Section 2, T.11, R.14,  
Trimble Twp., Athens Co., OH  
Surveyed November, 2017  
By Jeb Branner, under the  
supervision of:

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



N 44° 30' 34" W  
634.49'

16' Wide Ingress/Egress Easement  
(Deed Volume 202, Page 5261)

S 31° 38' 45" W  
534.71'



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

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Mathematical Accuracy  
Athens County  
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BY:   
DATE: 11/30/17

Redbud Holdings LTD  
506-2695 O.R.  
M010010006100