

DESCRIPTION OF AN EXISTING 1.052 ACRE TRACT

Situated in Section 8, T.11, R.14, Trimble Township, Athens County, Ohio and being all of parcel M060010001400, as described in Volume 453, Page 2582 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southeast corner of Fraction 7 (Section 14), thence N 03° 57' 30" E, 452.64 feet (calculated bearing, distance by deed) to a 1 1/2" rod (6" deep) found on the West line of Section 8, thence S 85° 03' 57" E, 795.82 feet to an iron pin set and being the **Point of Beginning** for the tract of land herein described:

Thence along the East lines of Fox (453-2582 O.R.) and Fox (370-633 O.R.),
N 07° 27' 47" E, 472.75 feet to a point, passing an iron pin set at 448.98 feet;
Thence along the South lines of Lucas (138-710 O.R.) and Sanders (347-743 O.R.),
S 60° 22' 41" E, 110.03 feet to a point;
Thence along the West line of Fox (458-491 O.R.),
S 07° 27' 47" W, 426.75 feet to an iron pin found, passing an iron pin found at 9.78 feet;
Thence along the North line of Griffin (278-807 O.R.),
N 85° 03' 57" W, 102.00 feet to the Point of Beginning, and **containing 1.052 acres.**

Subject to all easements and rights-of-ways of record

All iron pins set are 5/8 inch by 30 inch rebar with plastic I.D. cap stamped "Branner P.S. 6805"

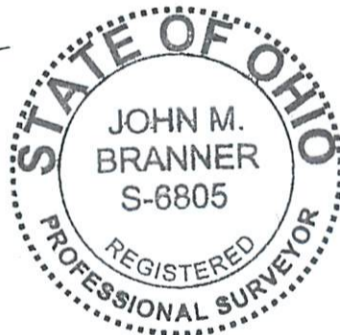
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed May, 2021 by

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

John Branner P.S. 6805

John M. Branner



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

MAY 24 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Williams*
DATE: 5/24/21

Terrace Drive Right of Way Note:
see note in survey of a 3.603 Acre tract
performed by Thomas C. Trantina dated 3/26/11
for further details concerning the
Terrace Drive Right of Way

Lucas
Joe & Beverly
138-710 OR

Sanders
Dow F & Nancy
347-743 OR

Fox
Victor F & Marjorie I
370-633 OR

**1.052
Acres Total**

M060010001400
Fox, Victor P Jr & Alison M
453-2582 OR

Fox
Victor P Jr & Alison M
453-2582 OR

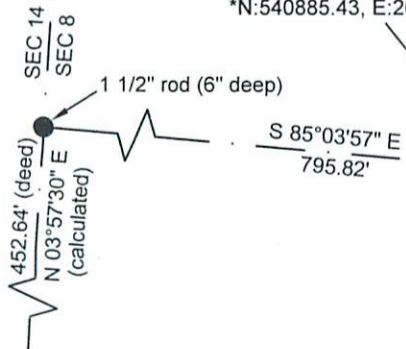
Fox
Victor P Jr & Alison M
458-491 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 5/24/21

additional iron pin found near fence
with defaced cap 2.73' away

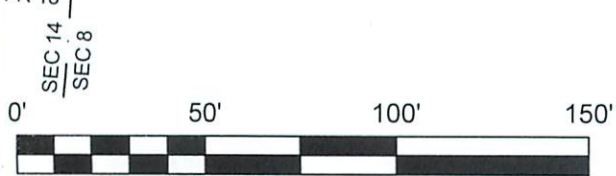
P.O.B.
*N:540885.43, E:2084734.91



Griffin
James E
278-807 OR

Richmond
Jill A
462-2260 OR

FR 7
FR 13
Southeast corner
of Fraction 7



- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found capped "Tom Trantina RLS-8320"
- Bearings: N.A.D. 83 - Grid North - Ohio South Zone
- Ref. Docs.: Tax Plats, Deeds, Existing Surveys
- *Coordinates are to be used GIS purposes only



**SURVEY OF AN EXISTING
1.052 ACRE TRACT**
Situated in Section 8, T.11, R.14,
Trimble Twp., Athens Co., OH
Surveyed May, 2021
by Jeb Branner S.I.,
under the supervision of:

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