

BY: Branner William  
DATE: 5/7/20

## Description of a 1.839 Acre Tract

Situated in Section 12, T.5, R.11, Troy Township, Athens County, Ohio and being a part of the land as described in Volume 554, Page 517 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in County Road 62 (North Torch Road) bearing N 10°38'05" W, 960.65 feet (calculated) from the Southeast corner of the Northeast Quarter of Section 12:

Thence along new lines created by this survey the following 3 courses:

- (1) S 88° 14' 05" W, 294.85 feet to an iron pin set, passing an iron pin set at 25.50 feet;
- (2) N 41° 25' 43" W, 196.68 feet to an iron pin set;
- (3) N 02° 38' 35" E, 83.99 feet to an iron pin found (bent) in a fence line;

Thence along a fence line on the South line of Lawson (367-669 O.R.),

S 85° 48' 22" E, 415.71 feet to a point in County Road 62 (North Torch Road), passing iron pins found at 40.46 feet and 398.12 feet;

Thence along said road,

S 01° 54' 26" E, 191.99 feet to the point of beginning and **containing 1.839 acres.**

Subject to a 12' Ingress/Egress Easement as delineated on survey map.

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 – Ohio South Zone

The above description is based on a field survey completed April, 2020 by

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

John M. Branner P.S. 6805

*John M. Branner*

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

MAY 08 2020

Jill Thompson  
Athens County Auditor



Approved By  
Athens County Regional Planning Commission

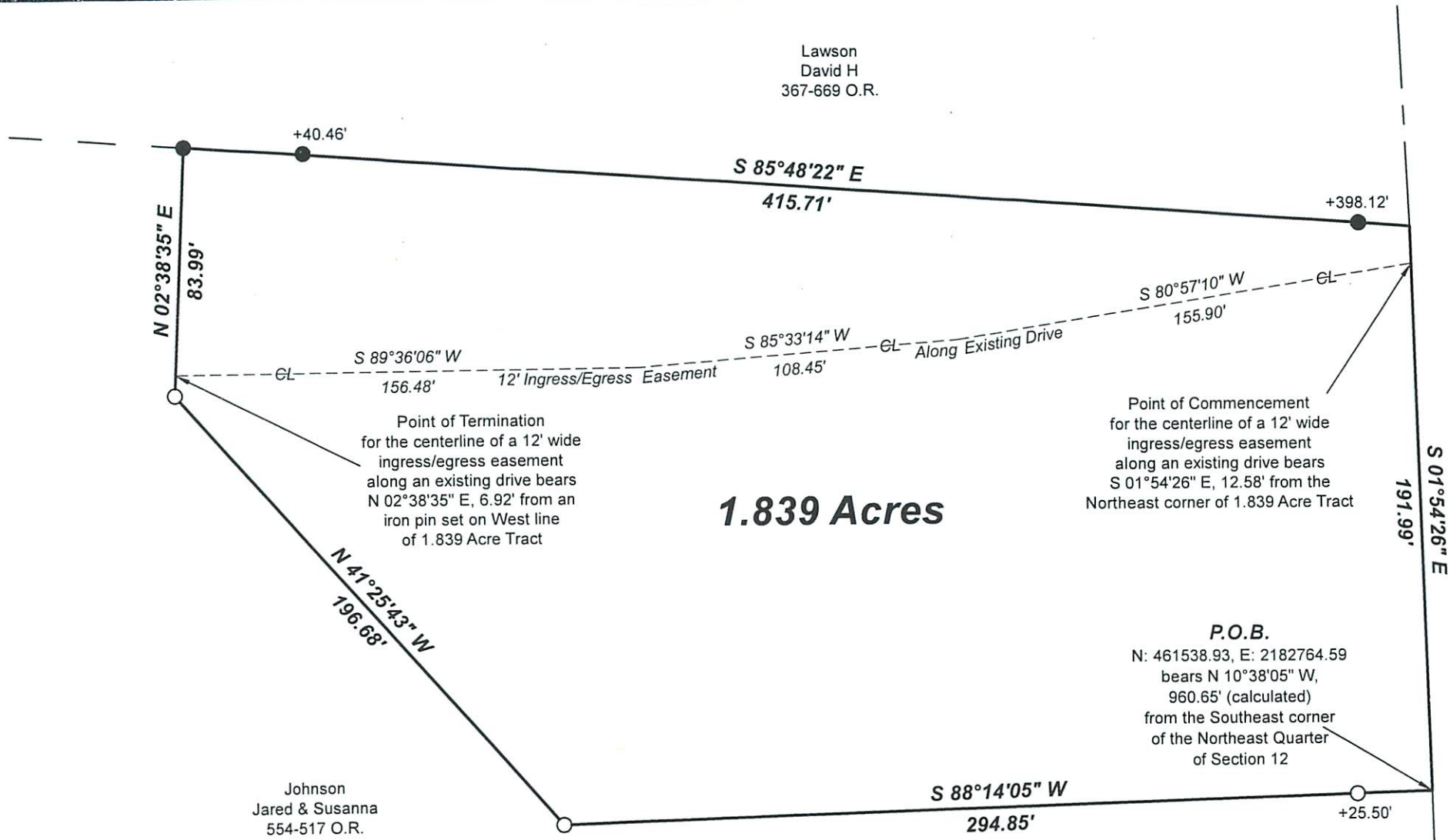
Date: 6.17.20  
*Jessie [Signature]*

Survey of a 1.839 Acre tract  
 Situated in Section 12, T.5, R.11,  
 Troy Twp., Athens Co., OH  
 Surveyed April, 2020  
 by Jeb Branner, S.I., E.I.,  
 under the supervision of:

By: *Jeb M Branner*  
 John M. Branner, P.S. 6805  
 P.O. Box 274  
 The Plains, OH 45780



Owner  
OR



**1.839 Acres**

Point of Commencement  
 for the centerline of a 12' wide  
 ingress/egress easement  
 along an existing drive bears  
 S 01°54'26\" E, 12.58' from the  
 Northeast corner of 1.839 Acre Tract

**P.O.B.**  
 N: 461538.93, E: 2182764.59  
 bears N 10°38'05\" W,  
 960.65' (calculated)  
 from the Southeast corner  
 of the Northeast Quarter  
 of Section 12

Johnson  
 Jared & Susanna  
 554-517 O.R.

Lawson  
 David H  
 367-669 O.R.

Approved By  
 Athens County Regional Planning Commission

Date 6.17.20  
*Jessif*



Scale 1"=50'  
 ○ = 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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Barbara Littleton*  
 DATE: 5/7/20