

Description of a 18.225 Acre Tract

Situated in Section 33, T.5, R.11, Troy Township, Athens County, Ohio and being a part of the land as described in Volume 553, Page 175 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Northwest Quarter of Section 33 and also being the **Point of Beginning** for the tract of land herein described:

Thence along the East lines of Factor (332-2032 O.R.) and East line of Section 3, Carthage Township,

N 02° 57' 51" E, 329.81 feet to an iron pin set;

Thence along a new line created by this survey,

N 05° 21' 44" E, 418.58 feet to a point in Township Road 135 (Dixon Road) passing an iron pin set at 378.58 feet;

Thence along said road the following eight courses:

S 70° 49' 20" E, 45.03 feet to a point;

S 87° 33' 07" E, 489.78 feet to a point;

S 79° 38' 35" E, 96.36 feet to a point;

S 65° 35' 34" E, 72.41 feet to a point;

S 57° 12' 44" E, 64.26 feet to a point;

S 51° 12' 50" E, 138.80 feet to a point;

S 44° 46' 47" E, 454.72 feet to a point;

S 41° 03' 33" E, 146.25 feet to a point;

Thence leaving said road and along the lines of Factor (332-2032 O.R.):

S 02° 57' 51" W, 168.12 feet to an iron pin set, passing an iron pin set at 35 feet;

N 87° 24' 56" W, 1320.00 feet, to the point of beginning and **containing 18.225 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: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed October, 2019 by

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

John M. Branner P.S. 6805




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

OCT 29 2019

Jill Thompson
Athens County Auditor



Survey of a 18.225 Acre tract
and a 0.085 Acre tract
Sited in Section 33, T.5, R.11,
Troy Twp., Athens Co., OH
Surveyed October, 2019

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



ABR Properties LLC
553-175 O.R.

18.225 Acres

0.085 Acres

to be continuous
and contiguous with
Blowers
Steven
183-762 O.R.

P.O.B.
0.085 acre tract

Factor
John et al
332-2032 O.R.

P.O.B.
Stone found at the
Southwest Corner of
the Northwest Quarter
of Section 33

Factor
John et al
332-2032 O.R.

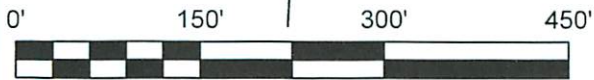
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/29/19

Morrison
Brady
271-451 O.R.

Fence post with
Corner brace wire found

Township Road 135
Dixon Road



Scale 1"=150'

- = 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

