

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Rebecca J. Gillen  
DATE: 8/2/19

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

AUG 02 2019

Jill Thompson  
Athens County Auditor

**Description of a 2.633 Acre Tract  
to be continuous and contiguous with PID N010010022100  
Ronnie Lee Wells' Second Tract (464-616 O.R.)**

Situated in the West Half of Fraction 25, Section 20, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of the land as described in the First Tract of Volume 464, Page 616 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Northeast corner of the West half of Fraction 25, thence S 03° 11' 15" W, 1603.8 feet (deed) to a stone found and also being the **Point of Beginning** for the survey herein described:

Thence along the West line of Sedlock (480-1064 O.R.),  
S 03° 11' 15" W, 26.49 feet to an iron pin set;  
Thence along new lines created by this survey:  
S 49° 44' 11" W, 341.39 feet to an iron pin set, passing an iron pin set at 5.4 feet;  
S 16° 05' 58" E, 133.73 feet to an iron pin set;  
S 80° 51' 55" W, 194.98 feet to an iron pin set;  
N 53° 55' 14" W, 196.32 feet to an iron pin set;  
N 03° 16' 25" E, 100.10 feet to an iron pin set;  
N 28° 01' 18" E, 76.40 feet to an iron pin set on the South line of Wells (464-616 First Tract);  
Thence continuing along the South line of said First Tract,  
N 76° 59' 05" E, 548.55 feet to the point of beginning **and containing 2.633 acres**, which is to be continuous and contiguous with PID N010010022100, Ronnie Lee Wells' Second Tract (464-616 O.R.).

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 July, 2019 by John M. Branner P.S. 6805

*John M. Branner*

Approved By  
Athens County Regional Planning Commission  
Date 9/3/19 Transfer approved. 2.633 Acre Parcel and remainder not  
be developed as separate building site without  
Regional Planning Commission approval.  
*Jessie B.*





Wells, Ronnie Lee  
464-616 O.R.  
N010010022100

Northeast corner of  
West Half of  
Fraction 25

P.O.B.  
Stone found

1603.8' (deed)  
S 03° 11' 15" W

N 76° 59' 05" E 548.55'

26.49'

S 49° 44' 11" W  
341.39'

Sedlock  
William T. Jr  
480-1064 O.R.

### 2.633 Acres

to be continuous and contiguous  
with PID N010010022100  
Ronnie Lee Wells'  
Second Tract (464-616 O.R.)

N 03° 16' 25" E  
100.10'

76.40'  
N 28° 01' 18" E

N 53° 55' 14" W  
196.32'

S 16° 05' 58" E  
133.73'

S 80° 51' 55" W  
194.98'

Wells, Ronnie Lee  
464-616 O.R.  
N010010022200

Residual to be continuous and contiguous  
with PID N010010022300

Southeast corner of  
West Half of  
Fraction 25

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

Loftis, William S  
497-1944 O.R.  
N010010022300

Approved By

~~Allan~~ County Regional Planning Commission

Date

*Jessie P*  
9/3/19 Transfer approved  
2.633 Acre Parcel and remainder not

BY: *William Loftis*  
DATE: *8/2/19*

0' 100' 200' 300'



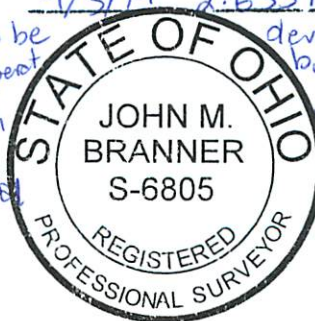
Scale 1"=100'

○ = 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



Survey of a 2.633 Acre tract as  
Sited in the West Half of site  
Fraction 25, Section 20, T.11, R.15,  
Waterloo Twp., Athens Co., OH  
Surveyed July, 2017

Planning Commission approval.

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