

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner
DATE: 7/24/14

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

JUL 24 2014

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 13.79 ACRE TRACT

Situated in Section 26, T.12, R.15, York Township, Athens County Ohio and being a part of the James E. and Jolinda Edwards tract as described in Vol. 475, Page 1111 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an axle found at the North-west corner of the South-west Quarter of the North-east Quarter of Section 26

Thence, along the South-lines of McManus(446-1516 O.R.), Mitchell (464-680 O.R.), Blair (471-1062 O.R.)

S 84° 39' 40" E, 1164.56 feet to a point in Ten Spot Road, passing an iron pin found at 1009.84 feet and a P.K. Nail set bears S 84° 39' 40" E, 4.1 feet;

Thence, along Ten Spot Road the following bearings and distances:

S 27° 01' 48" W, 137.26 feet;

S 18° 04' 16" W, 117.61 feet;

S 6° 36' 05" W, 58.79 feet;

S 3° 27' 21" E, 55.51 feet;

S 12° 44' 00" E, 58.79 feet;

S 19° 18' 42" E, 400.00 feet;

S 14° 44' 24" E, 81.62 feet;

S 1° 01' 28" W, 32.11 feet;

Thence leaving said road and along new lines created by this survey:

N 68° 27' 45" W, 607.99 feet to an iron pin set, passing an iron pin set at 21.92 feet;

N 40° 09' 09" W, 1019.10 feet to the point of beginning and containing 13.79 acres.

Subject to all easements and rights of way of record

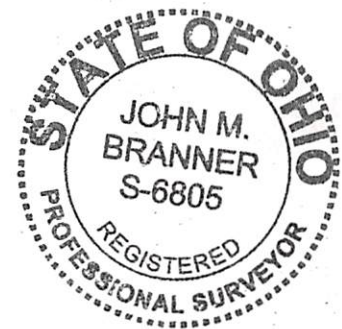
Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap Stamped
"Branner P.S. 6805"

Bearings based on Grid North N.A.D. 83

The above description is based on a field survey completed July 2014 by

John M. Branner P.S. 6805

John M. Branner



P.O.B.
Axle found at N.W. Cor of
S.W. 1/4 of N.E. 1/4
of Sec. 26

McManus
446-1516 O.R.

Mitchell
464-680 O.R.

Blair
471-1062 O.R.

S 84° 39' 40" E

+1009.84'

1164.56'

P.K. nail set
bears
S 84° 39' 40" E 4.1'

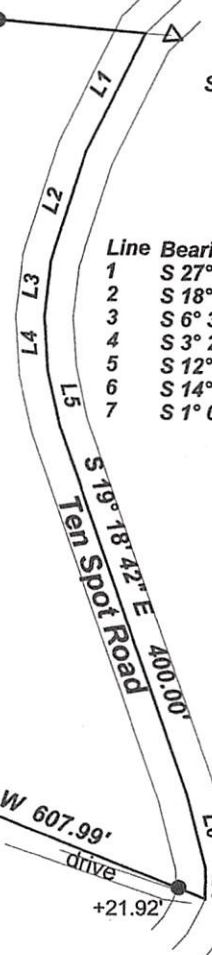
13.79 Acres

N 40° 09' 09" W

1019.10'

James E. & Jolinda Edwards
475-1111 O.R.

Line	Bearing	Distance
1	S 27° 01' 48" W	137.26'
2	S 18° 04' 16" W	117.61'
3	S 6° 36' 05" W	58.79'
4	S 3° 27' 21" E	55.51'
5	S 12° 44' 00" E	58.79'
6	S 14° 44' 24" E	81.62'
7	S 1° 01' 28" W	32.11'



N 68° 27' 45" W 607.99'
drive

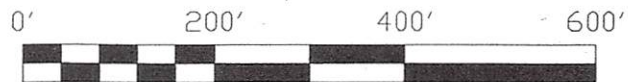
+21.92'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner*
DATE: 7/24/14

Survey of a 13.79 Acre Tract in Section 26
T. 12 N. , R.15 W. York Township, Athens Co., O
Surveyed July 2014

John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780
740-541-0350



Scale 1 inch = 200 feet
● = iron pin found
● = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
Bearings: N.A.D. 83 Grid North
Reference Doc.: Tax plat-deeds- surveys