

BY: Thomas Williams
DATE: 5/8/15

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

MAY 08 2015

Jill Thompson
Athens County Auditor

Description of a 0.26 Acre Tract Parcel "A"

Situated in Section 7, T.12, R.15, York Township, Athens County, Ohio and being a part of the Michael C. Hook Tract (169-583 O.R.) , (P.I.D. P010010001800) and being more particularly described as follows:

Commencing at the North-east corner of Section 7,
thence, North 86 degrees 45 minutes West, 16.33 chains (deed);
South 03 degrees 00 minutes West, ~~13.36~~ chains (deed);
North 71 degrees 01 minutes West, 148.96 feet to a point in Grantor's Northerly most corner;
thence, along State Route 691, South 28 degrees 53 minutes 37 seconds East, 50.35 feet to a point in the northerly most corner of the 2.658 acre tract (330-167 O.R.)
thence, along the line of said tract
South 54 degrees 19 minutes 21 seconds West, 272.97 feet to an iron pin set;
Thence, continuing along the lines of said 2.658 acre tract (Keplar (330-167 O.R.)
S 54° 19' 22" W, 173.81 to an iron pin found at the westerly most corner of said 2.658 acre tract and being the point of beginning for the tract of land herein described:

Thence, along the west-line of the Keplar 2.658 acre tract (330-167 O.R.)
S 32° 25' 04" E, 155.36 feet to a point in the North-line of Sheets (357-927 O.R.);
thence, along the North-line of Sheets (357-927 O.R.)
N 86° 10' 07" W, 177.83 feet to an iron pin set;
thence, along new lines created by this survey:
N 38° 17' 07" E, 151.95 feet to the point of beginning and containing 0.26 Acres

The above described tract is to be continuous and contiguous with the Keplar 2.658 acre tract (330-167 O.R.)

Subject to all easements and rights of way of record.

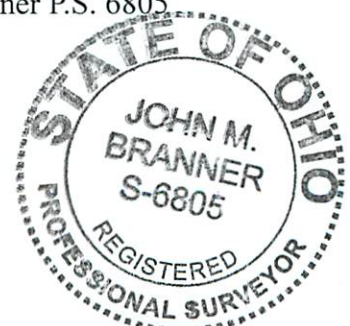
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearings are assumed and art to be used to denote interior angles only

The above description is based on a field survey completed April 2015 by

John M. Branner P.S. 6805

John M. Branner
• 15.36 *John M. Branner* 5-8-15



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

MAY 08 2015

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas Miller*
DATE: 5/8/15

Description of a 0.01 Acre Tract Parcel "B"

Situated in Section 7, T.12, R.15, York Township, Athens County, Ohio and being a part of the Michael C. Hook Tract (169-583 O.R.), (P.I.D. P010010001800) and being more particularly described as follows:

Commencing at the North-east corner of Section 7,
thence, North 86 degrees 45 minutes West, 16.33 chains (deed);
South 03 degrees 00 minutes West, ~~13.36~~ chains (deed);
North 71 degrees 01 minutes West, 148.96 feet to a point in Grantor's Northerly most corner;
thence, along State Route 691, South 28 degrees 53 minutes 37 seconds East, 50.35 feet to a point in
the northerly most corner of the 2.658 acre tract (330-167 O.R.)
thence, along the line of said tract
South 54 degrees 19 minutes 21 seconds West, 272.97 feet to an iron pin set and being the point of
beginning for the tract of land herein described:

Thence, continuing along the lines of said 2.658 acre tract (Keplar (330-167 O.R.)
S 54° 19' 22" W, 173.81 feet to an iron pin found at the Westerly most corner of said 2.658 acre tract;
Thence, along new line created by this survey:
N 51° 04' 12" E, 82.84 feet;
N 54° 07' 22" E, 29.97 feet;
N 58° 49' 03" E, 61.32 feet to the point of beginning and containing 0.01 acres.
The above described tract is to be continuous and contiguous with the Keplar 2.658 acre tract (330-167
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

Bearings are assumed and art to be used to denote interior angles only

The above description is based on a field survey completed April 2015 by
John M. Branner P.S. 6805

John M. Branner

• 15.36 *ms* 5-8-15



Survey of 2 Parcels and an Easement in
Section 7, T.12,R.15, York Township,
Athens County, Ohio

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *John M. Branner*
DATE: 5/8/15

Surveyed April 2015

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



Scale 1 inch = 60 feet

- = iron pin set 5/8"x 30" rebar w/[l]astice I.D. cap
- = iron pin found

Bearings to be used to denote interior angles only
Ref. Docs.: Surveys-Tax-plats-deeds

HOOK MICHAEL C
169-583OR
13.5900
P010010001800

N 38° 17' 07" E
151.95'

Parcel "A"
0.26 ac

S 32° 25' 04" E
155.36'

N 86° 10' 07" W
177.83'

SHEETS CHARLES
W & CHRISTINE
357-927or

NEWLUN
CHARLES M &
21-150
2.0100

N 54° 19' 21" E
449.88'

Easement for Ingress and Egress to (2.658 ac tract)
Existing drive

S 54° 19' 21" W
272.97'

N 58° 49' 03" E
61.32'

Parcel "B"
0.01 Acres

N 54° 07' 22" E
29.97'

S 54° 19' 22" W
173.81'

KEPLAR
WILLIAM M
& DEBBIE J
330-167or
2.658 ac.

N 86° 10' 07" W
337.05'

P.O.B.

+419.57'

S 28° 53' 37" E
50.35'

N 71° 01' 00" W
148.96'

State Route 691

S 4° 26' 00" W
274.01'

N 86-45 W
16.33 CH N.E. COR OF
SEC. 7

S 03 00 W 13.36CH
15.36 CH

JMB
5-8-15

