

Description of a 10.05 Acre Tract

Situated in Fraction 25, Section 20, T. 12, R.15, York Township, Athens County, Ohio and being a part of a tract of land,(P010010041000), as described in Volume 540, Page 2641 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found in Kimberly Road (C.R. #1) that bears North 86 degrees 31 minutes 39 seconds West, 1197.08 feet (deed) from the North-east corner of Fraction 24;

Thence, along said road:
S 27° 43' 59" E, 118.83 feet to a rail road spike found;

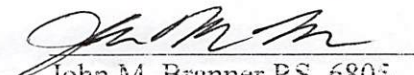
Thence, along the lines of Oak Grove Wesleyan Church (322-109 D.R.):
S 63° 16' 44" W, 294.16 feet to an iron pin found;
S 18° 46' 25" E, 400.60 feet to an iron pin found;
S 76° 17' 00" E, 174.75 feet to an iron pin found;
N 82° 30' 57" E, 119.07 feet to an iron pin found;

Thence, along the line of Loudner (540-2641 O.R.):
S 19° 10' 42" E, 88.97 feet to an iron pin set;

Thence, along new lines created by this survey:
N 86° 40' 06" W, 710.56 feet to an iron pin set;
N 20° 15' 49" E, 115.29 feet to an iron pin set;
N 79° 15' 50" W, 191.37 feet to an iron pin set;
N 19° 30' 00" W, 635.05 feet to an iron pin set;

Thence, along the lines of MacCombs (527-1968 O.R.) and Whitaker (537-413 O.R.):
S 86° 04' 26" E, 832.86 feet to the point of beginning and containing 10.05 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 April, 2021.



John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701
740-541-0350

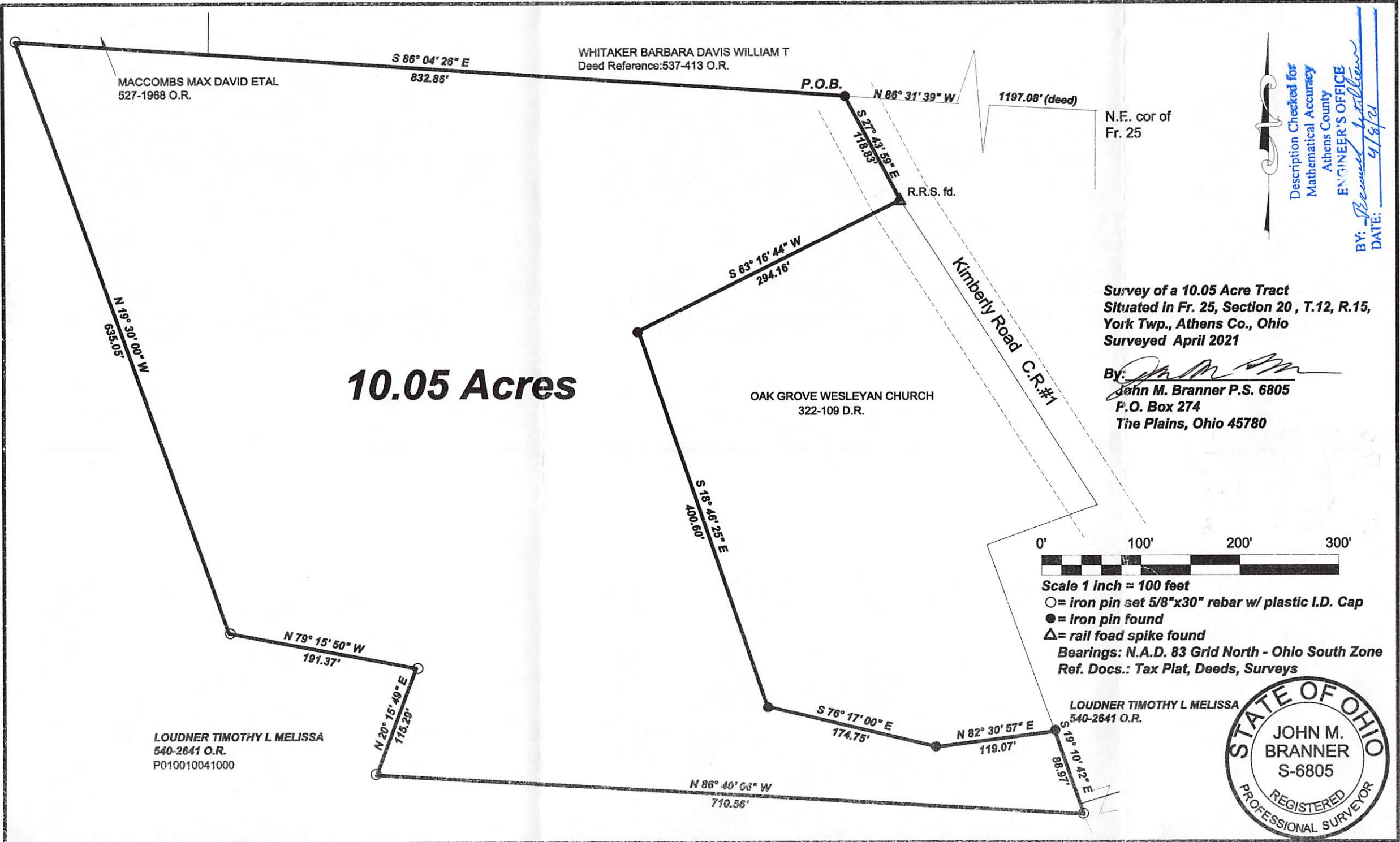
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 09 2021

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/8/21



MACCOMBS MAX DAVID ETAL
527-1968 O.R.

WHITAKER BARBARA DAVIS WILLIAM T
Deed Reference:537-413 O.R.

N.E. cor of
Fr. 25

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 4/8/21

10.05 Acres

OAK GROVE WESLEYAN CHURCH
322-109 D.R.

Survey of a 10.05 Acre Tract
Situated in Fr. 25, Section 20, T.12, R.15,
York Twp., Athens Co., Ohio
Surveyed April 2021

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

LOUDNER TIMOTHY L MELISSA
540-2641 O.R.
P010010041000



Scale 1 inch = 100 feet
 ○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
 ● = iron pin found
 △ = rail road spike found
 Bearings: N.A.D. 83 Grid North - Ohio South Zone
 Ref. Docs.: Tax Plat, Deeds, Surveys

LOUDNER TIMOTHY L MELISSA
540-2641 O.R.

