

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner William
DATE: 5/7/19

MAY 07 2019

Jill Thompson
Athens County Auditor

DESCRIPTION OF AN EXISTING 18.413 ACRE TRACT

Situated in River Lot 607 (Section 2), T.12, R.15, York Township, Athens County, Ohio and being the same parcel as described in Volume 244, Page 73 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the Hocking River taken to be the Northwest corner of River Lot 607 and Section 2;

Thence leaving said river and along the lines of Edwards (445-1834 O.R.),
S 86° 03' 53" E, 888.99 feet to an iron pin found, passing an iron pin found at 55.49 feet;
S 01° 41' 10" W, 1273.58 feet to a point in County Road 4 (Glen Ebon Road), passing an iron pin set at 1250.44 feet and with a pin found bearing **S 01° 41' 10" W, 25.0 feet**;

Thence along said road,

S 55° 08' 50" W, 202.00 feet to a point on the bridge over the Hocking River;

Thence along said river the following four courses:

- (1) **N 33° 53' 25" W, 149.47 feet** to a point;
- (2) **N 28° 25' 57" W, 997.99 feet** to a point;
- (3) **N 20° 33' 54" W, 365.12 feet** to a point on the West line of River Lot 607 and Section 2;
- (4) **N 01° 41' 10" E, 105.98 feet** along the West line of River Lot 607 and Section 2 to the point of beginning, **and containing 18.413 acres**, more or less.

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 May, 2019 by

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

John M. Branner P.S. 6805



P.O.B.

Taken to be the Northwest Corner of River Lot 607 and Section 3

Edwards
James E.
445-1834 O.R.

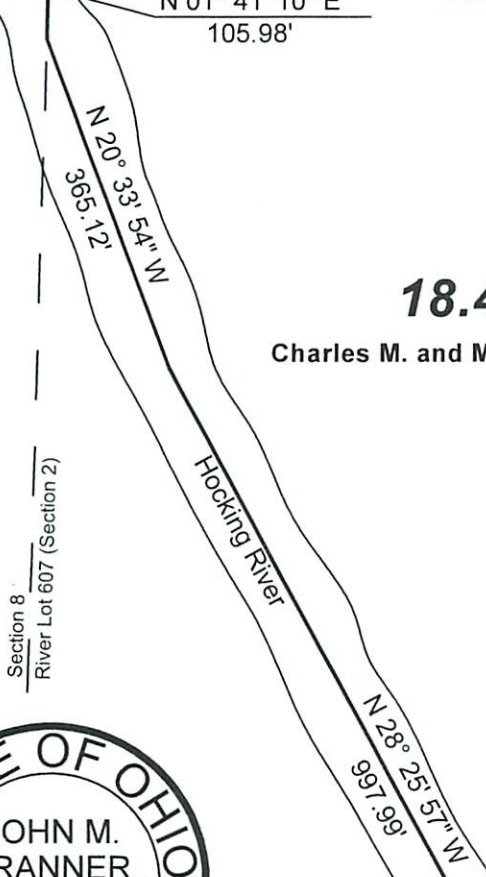


River Lot 608 (Section 3)
Section 8
+55.49'
N 01° 41' 10" E
105.98'
S 86° 03' 53" E
888.99'
River Lot 607 (Section 2)
River Lot 608 (Section 3)
River Lot 606 (Section 2)

18.413 Acres

Charles M. and Martha L. Newlun (244-73 O.R)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: James E. Edwards
DATE: 5/7/19



Edwards
James E.
445-1834 O.R.

S 01° 41' 10" W
1273.58'



Survey of a 18.413 Acre tract
Sited in River Lot 607, Section 2,
T.12, R.15, York Twp., Athens Co., OH
Surveyed May, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:

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

N 33° 53' 25" W
149.47'

+1250.44'

County Road 4
Glen Ebon Road

Iron pin found bears
S 01° 41' 10" W, 25.0'

S 55° 08' 50" W
202.00'



Scale 1"=200'
○ = 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