

BY: Branner P.S. 6805
DATE: 7/16/18

DESCRIPTION OF A 0.996 ACRE TRACT

Situated in River-Lot 650, Section 30, T.12, R.15, York Township, Athens County, Ohio and being a part of a tract of land as described in Volume 512, Page 2425 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a point in State Route 278, said point calculated to bear North 02 degrees 11 minutes 16 seconds East, 1040.93 feet from the South-east corner of River-lot 650

Thence, along State Route 278:

N 68° 29' 32" W, 157.98 feet;

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

N 2° 17' 26" E, 259.88 feet to a point in Grantor's North-line, passing iron pins set at 35.00 feet and 160.00 feet;

Thence, along the South-line of Bentley (377-75 D.R.):

N 88° 25' 19" E, 149.51 feet to a galvanized fence post found;

Thence, along the west-line of The City of Nelsonville Volume 302, Page 240 O.R.:

S 2° 17' 26" W, 321.97 feet to a point in State Route 278, passing a metal fence post found at 65.98 feet and a railroad spike found at 310.97 feet to the point of beginning and containing **0.996 acres.**

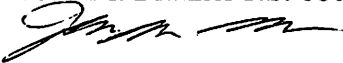
Subject to all easements and rights of way of record.

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

The above description is based on a field survey completed August. 2018 by

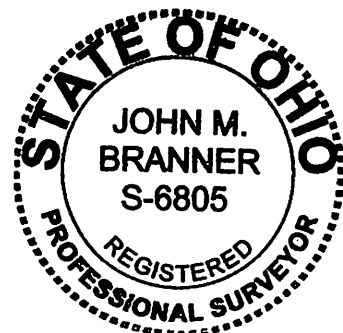
John M. Branner P.S. 6805



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

SEP 10 2018

Jill Thompson
Athens County Auditor



BENTLEY PEGGY ANN & LARRY
Deed Reference: 377-75 D.R.

S 89° 54' 40" E
161.44'

276.85'

N 88° 25' 19" E
149.51'

Galvanized fence post

Hocking Valley Scenic Railroad

RAW

RAW

ADDINGTON ANN JAMES
Deed Reference: 512-2425 O.R.
1.410 ac. (Residual)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 9/16/15

0.996 ac.
New Parcel

metal fence post
@ 65.96'

CITY OF NELSONVILLE
Deed Reference: 302-240 O.R.

P.O.B. bears
N 2° 11' 16" E
1040.93' (calc.)
from S.E. cor of
River-Lot 650
Sec. 30, T.12, R.15
York Twp.

N 2° 28' 03" E
144.40'

+ 24.10'

N 69° 56' 19" W
88.26'

N 23° 07' 42" E
20.00'

State Route 278
N 68° 52' 14" W
209.30'

N 2° 17' 26" E 259.88'

+ 35.00'

S 2° 17' 26" W 321.97'

S 22° 21' 55" W
16.43'

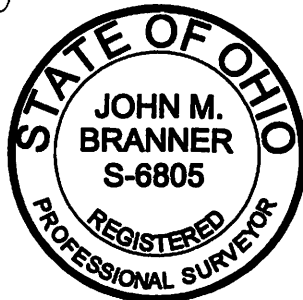
168.67'

N 68° 29' 32" W 157.98'

R.R.S. fd. @ 310.97'

Survey of a 0.75 Acre tract
Situated in River-lot 650
Section 30, T.12, R.15,
York Twp., Athens Co., OH
Surveyed August, 2018

By: *John M. Branner*
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780



Scale 1"=50'

- ⊗ = 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

P.O.B.