

BY: Paul J. Branner
DATE: 10/11/18

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

OCT 15 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF AN EXISTING 14.154 ACRE TRACT

Situated in River Lots 657 & 658, Section 36, T.12, R.15, York Township, Athens County, Ohio and being the same parcel as described in Volume 474, Page 2005 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found with plastic cap stamped "Vista 6378", which bears N 37° 59' 48" W, 1669.75 feet (calculated) from the Southeast corner of River Lot 656 and Section 36;

Thence along the East lines of The United States of America (506-2212 O.R.),
N 65° 22' 14" W, 240.97 feet to an iron pin found stamped "Vista 6378" at the Southeast corner of Faith Tabernacle House of Prayer (272-601 O.R.) and the West line of River Lot 658;
Thence along the East line of Faith Tabernacle and what is taken to be the West line of River Lot 658,

N 04° 00' 03" E, 611.02 feet to an iron pin set on the South right-of-way line of County Road 33 (Diamond Brick Road, Old US-33);

Thence along said right-of-way,

N 39° 03' 27" E, 382.79 feet to a point;

N 39° 10' 08" E, 421.05 feet to a point;

N 42° 52' 42" E, 118.66 feet to a point where an iron pin called for, lost to Hocking River bank erosion, with a witness P.K. Nail set bearing N 43° 22' 16" W, 70 feet and an iron pin found bearing N 47° 06' 02" E, 292.4 feet;

Thence along the West line of Lawson (227-262 D.R.),

S 43° 22' 16" E, 76.85 feet to a point in the center of the Hocking River;

Thence along the center of the Hocking River and the East line of The United State of America (322-279 D.R.) the following six calls:

(1) S 46° 30' 20" W, 203.76 feet to a point;

(2) S 15° 22' 35" W, 243.27 feet to a point;

(3) S 20° 10' 14" E, 459.17 feet to a point;

(4) S 04° 05' 08" E, 329.22 feet to a point;

(5) S 25° 30' 15" W, 354.10 feet to a point;

(6) S 61° 12' 46" W, 341.30 feet to a point;

Thence leaving said River and along the East line of The United States of America (506-2212 O.R.),

N 04° 02' 11" E, 254.06 feet to the point of beginning, passing an iron pin stamped "Vista 6378" at 130.82 feet, **and containing 14.154 acres**, more or less of which 0.023 acres are contained within River Lot 657 and 14.131 acres are contained within River Lot 658.

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 October, 2018 by

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

John M. Branner P.S. 6805



0' 200' 400' 600'



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

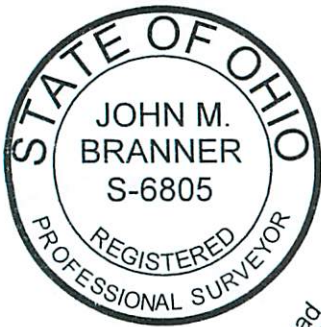
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

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Survey of a 14.154 Acre tract
Situated in River Lots 657 & 658,
Section 36, T.12, R.15,
York Twp., Athens Co., OH
Surveyed October, 2018
by Jeb Branner, S.I., E.I.,
under the supervision of:

By:

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 10/11/18

Diamond Brick Road
C.R. 33

Faith Tabernacle
House of Prayer
272-601 O.R.

United States
of America
506-2212 O.R.

P.O.B.
bears N 37° 59' 48" E, 1669.75' (calculated)
from S.E. Corner of River Lot 656
and Section 36

14.154 Acres

Nisely & Hayes LLC
474-2005 O.R.

United States
of America
322-279 D.R.

Pin called for in R/W
lost to River bank erosion
witness P.K. Nail set bears
N 43° 22' 16" W, 70 feet

Lawson
Kelsey
227-262 D.R.

N 42° 52' 42" E
118.66'

S 43° 22' 16" E
76.85'

S 46° 30' 20" W
203.76'

River Lot 659
River Lot 658

70'

N 39° 03' 27" E
382.79'

R/W
N 39° 10' 08" E
421.05'

S 15° 22' 35" W
243.27'

S 20° 10' 14" E
459.17'

River Lot 658 (14.131 acres)
River Lot 657 (0.023 acres)

S 04° 05' 08" E
329.22'

S 25° 30' 15" W
354.10'

N 04° 00' 03" E
611.02'

N 65° 22' 14" W
240.97'

N 04° 02' 11" E
254.06'

+130.82'
S 61° 12' 46" W
341.30'

Hocking River

River Lot 659
River Lot 658

River Lot 658
River Lot 657

River Lot 657
River Lot 656

Pond

Pond