

DESCRIPTION OF A 13.208 ACRE TRACT

Situated in Farm Lot 1, Section 13, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010042600 as described in Volume 222, Page 150 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set at the Southwest corner of Farm Lot 1 on the common line of Athens and Meigs County:

Thence along the East line of Rodriguez (339-91 O.R.) and Hayes (587-1025 O.R.),
N 05° 02' 24" E, 801.23 feet to an iron pin set, passing an iron pin found at 511.82 feet;
Thence along a new line created by this survey,
S 84° 57' 29" E, 776.87 feet to a railroad spike set in County Road 82 (Cherry Ridge Road),
passing an iron pin set at 729.64 feet;
Thence along said road the following eight courses:
(1) **S 00° 21' 33" E, 340.46 feet** to a point;
(2) **S 08° 43' 20" W, 35.91 feet** to a point;
(3) **S 38° 11' 45" W, 90.46 feet** to a point;
(4) **S 58° 27' 13" W, 71.83 feet** to a point;
(5) **S 56° 11' 12" W, 85.81 feet** to a point;
(6) **S 38° 51' 30" W, 48.79 feet** to a point;
(7) **S 12° 57' 34" W, 44.03 feet** to a point;
(8) **S 05° 01' 12" E, 158.40 feet** to a railroad spike found on the Athens-Meigs County line;
Thence leaving said road and along the Athens-Meigs County line,
N 86° 13' 56" W, 627.22 feet to the Point of Beginning and **containing 13.208 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed April, 2025 by

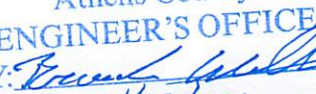

Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778

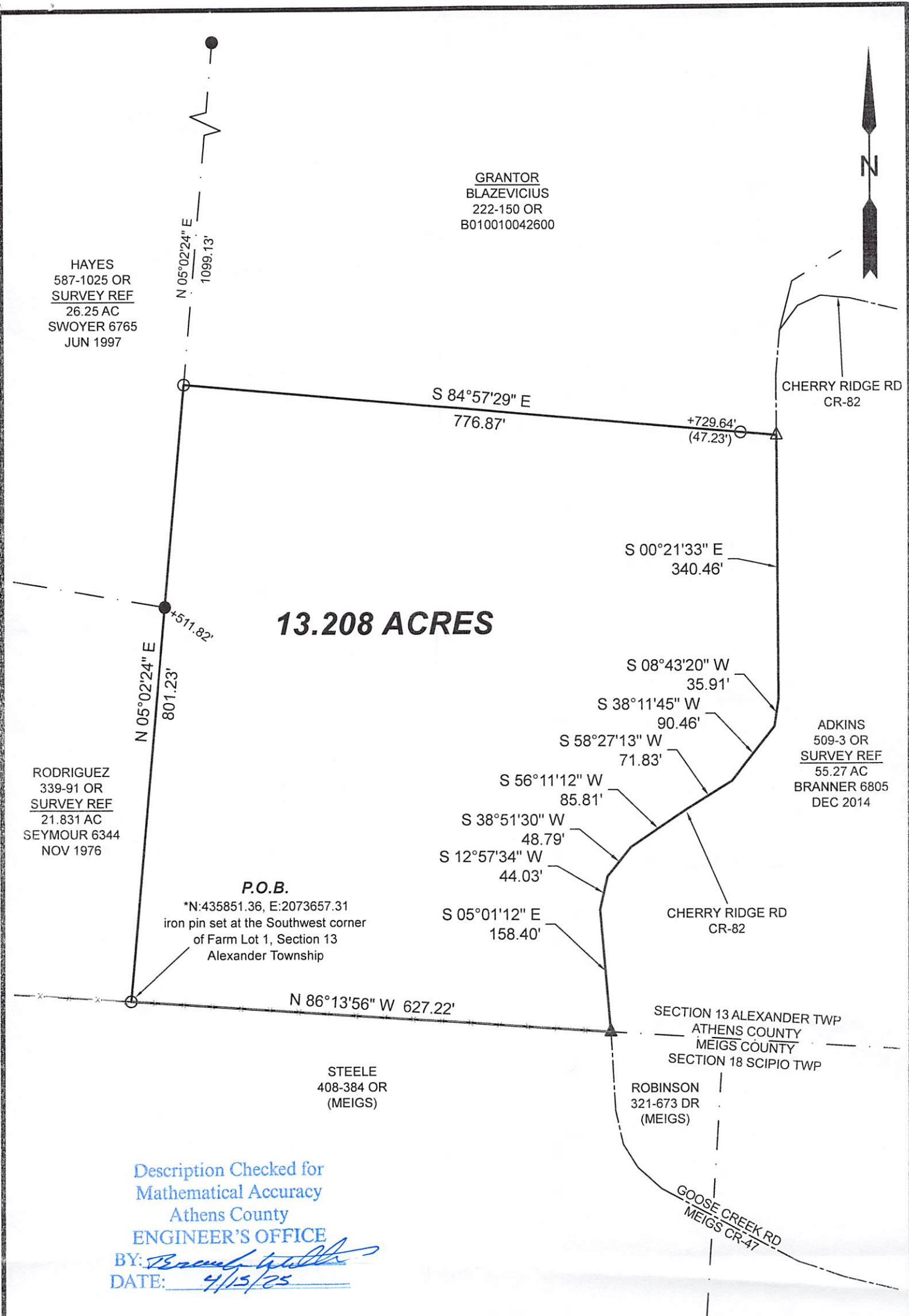
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 16 2025

Jill Davidson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/15/25



GRANTOR
BLAZEVICIUS
222-150 OR
B010010042600

HAYES
587-1025 OR
SURVEY REF
26.25 AC
SWOYER 6765
JUN 1997

CHERRY RIDGE RD
CR-82

13.208 ACRES

S 00°21'33" E
340.46'

S 08°43'20" W
35.91'

S 38°11'45" W
90.46'

S 58°27'13" W
71.83'

S 56°11'12" W
85.81'

S 38°51'30" W
48.79'

S 12°57'34" W
44.03'

S 05°01'12" E
158.40'

ADKINS
509-3 OR
SURVEY REF
55.27 AC
BRANNER 6805
DEC 2014

CHERRY RIDGE RD
CR-82

SECTION 13 ALEXANDER TWP
ATHENS COUNTY
MEIGS COUNTY
SECTION 18 SCIPIO TWP

ROBINSON
321-673 DR
(MEIGS)

GOOSE CREEK RD
MEIGS CR-47

STEELE
408-384 OR
(MEIGS)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 4/15/25

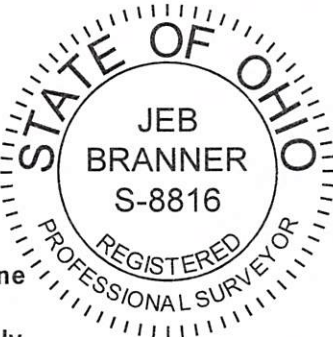
0' 150' 300' 450'



Scale 1"=150'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone found
- ▲ = Railroad spike found
- △ = Railroad spike set

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used for GIS purposes only



SURVEY OF A 13.208 ACRE TRACT
Situated in Farm Lot 1, Section 13,
T.8, R.14, Alexander Twp.,
Athens Co., OH
Survey Completed April, 2025

By: *[Signature]*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778