

DESCRIPTION OF A 5.112 ACRE TRACT

Situated in Farm Lot 1, Section 19, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010075700 as described in Volume 221, Page 32 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set that bears S 56° 28' 27" W, 1972.08 feet from a stone found at the Northeast corner of Farm Lot 1, Section 19:

Thence along a new line created by this survey,

N 89° 42' 35" E, 191.77 feet to a point in Township Road 44 (Sandusky Road), passing an iron pin set at 153.12 feet;

Thence along said road the following four courses:

- (1) **S 12° 38' 22" E, 269.39 feet** to a point;
- (2) **S 14° 42' 42" E, 273.85 feet** to a point;
- (3) **S 15° 55' 20" E, 125.45 feet** to a point;
- (4) **S 02° 25' 51" W, 55.16 feet** to a point at the intersection of Township Road 44 (Sandusky Road), Township Road 43 (Pugh Road) and County Road 69 (Chase Road);

Thence along County Road 69 (Chase Road) the following three courses:

- (1) **S 88° 05' 32" W, 252.06 feet** to a point;
- (2) **S 88° 54' 19" W, 127.52 feet** to a point;
- (3) **N 87° 39' 27" W, 62.56 feet** to a point;

Thence leaving said road and along new lines created by this survey the following two courses:

N 09° 21' 12" E, 380.69 feet to an iron pin set, passing an iron pin set at 23.87 feet;
N 04° 43' 33" E, 336.30 feet to the Point of Beginning and **containing 5.112 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 December, 2023 by


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE


BY: 
DATE: 12/19/23

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

DEC 20 2023

Jill Davidson
Athens County Auditor

SURVEY OF A 5.112 ACRE TRACT
 Situated in Farm Lot 1, Section 19, T.8, R.14,
 Alexander Twp., Athens Co., OH
 Surveyed Completed December, 2023

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

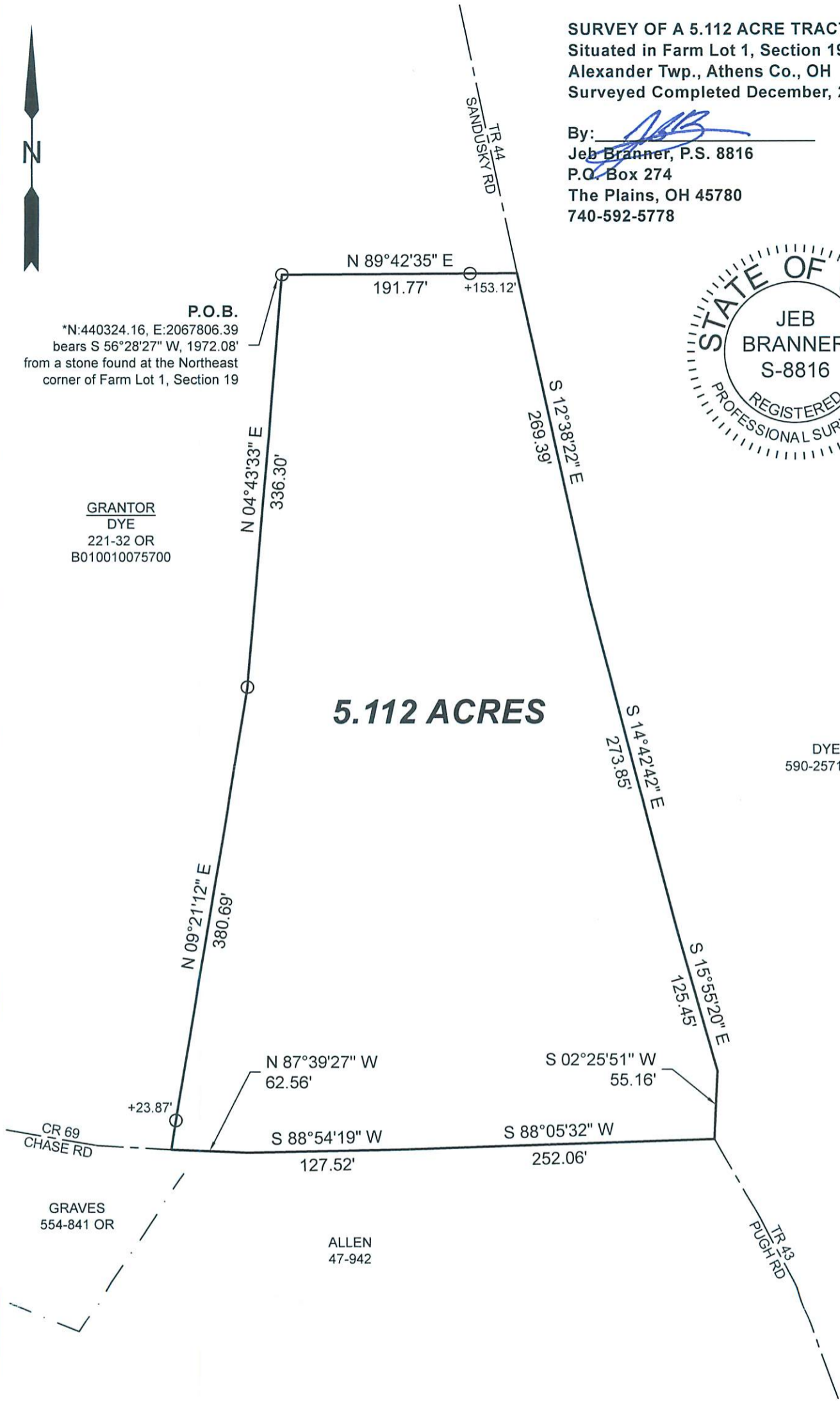


P.O.B.
 *N:440324.16, E:2067806.39
 bears S 56°28'27" W, 1972.08'
 from a stone found at the Northeast
 corner of Farm Lot 1, Section 19


GRANTOR
 DYE
 221-32 OR
 B010010075700

5.112 ACRES

DYE
 590-2571 OR



Scale 1"=100'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found unless otherwise noted
 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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 12/19/23