

DESCRIPTION OF A 0.888 ACRE TRACT

to be continuous and contiguous with Parcel B010010079800, St Peter (620-2268 O.R.)
Transfer between adjoining owners

Situated in Lease Lot 1, Section 27, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010079801 as described in Volume 208, Page 90 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point on a Bridge on County Road 70 (Meadowbrook Road) and bearing S 09° 50' 40" E, 1454.58 feet (calculated) from a stone called for at the Northwest corner of Lease Lot 1:

Thence along the lines of St Peter (620-2268 O.R.):

N 03° 22' 11" E, 358.30 feet to an iron pin found, passing an iron pin found at 36.31 feet;
S 86° 37' 49" E, 214.02 feet to a point in a small creek with a reference pin set on the common line of St Peter (620-2268 O.R.) and George (208-90 O.R.), bearing S 86° 37' 49" E, 10.78 feet and being set on the East side of said creek;

Thence along said creek and along new lines created by this survey the following seven courses:

- (1) S 22° 40' 15" W, 19.63 feet to a point;
- (2) S 52° 12' 32" W, 62.70 feet to a point;
- (3) S 36° 13' 26" W, 55.23 feet to a point;
- (4) S 13° 47' 09" W, 61.86 feet to a point;
- (5) S 28° 05' 00" W, 73.09 feet to a point;
- (6) S 35° 46' 46" W, 102.54 feet to a point;
- (7) S 44° 40' 30" W, 51.00 feet to the Point of Beginning and containing 0.888 acres and to be continuous and contiguous with Parcel B010010079800, St Peter (620-2268 O.R.)


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 June, 2025 by

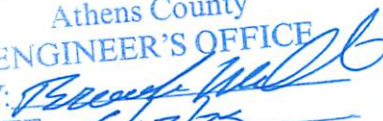

Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

By: 

Date: JULY 3, 2025

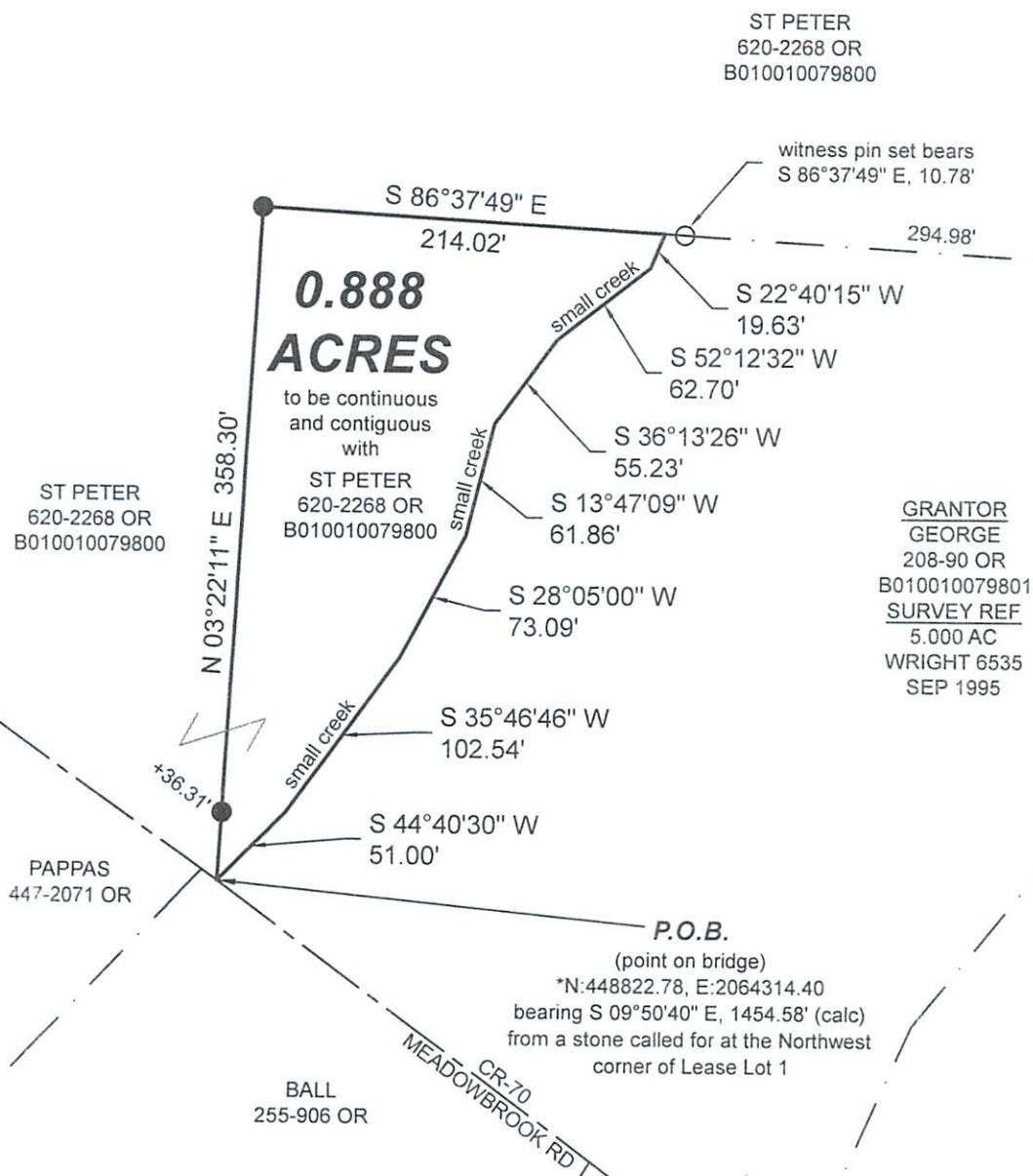
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/17/25

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

JUN 17 2025

Jill Davidson
Athens County Auditor

TRANSFER BETWEEN ADJOINING OWNERS



Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Bruce M.
DATE: 6/17/25

DATE:

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

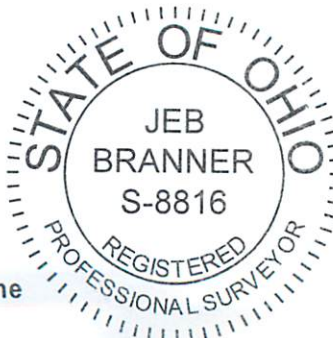
● = Iron pin found unless otherwise noted

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

By: Carmel Lovell
Date: JULY 3, 2025



SURVEY OF A 0.888 ACRE TRACT
Situating in Lease Lot 1, Section 27
T.8, R.14, Alexander Twp.,
Athens Co., OH
Survey Completed June, 2025

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