

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

SEP 04 2024

Jill Davidson  
Athens County Auditor

**DESCRIPTION OF A 1.194 ACRE TRACT**  
**to be continuous and contiguous with Parcel C010010060200, Smith (516-849 O.R.)**

Situated in the Southwest Quarter of Section 7, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010060204 as described in Volume 516, Page 605 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point bearing N 86° 20' 17" W, 1529.72 feet from a stone found at the Northeast corner of the Southwest Quarter of Section 7:

Thence along the East line of Smith (516-605 O.R.) the following fourteen courses:

- (1) S 46° 36' 48" W, 623.48 feet to an iron pin found;
- (2) S 26° 20' 37" W, 284.05 feet to an iron pin found;
- (3) S 07° 20' 37" E, 270.28 feet to an iron pin found;
- (4) S 15° 11' 29" W, 215.88 feet to a point;
- (5) S 25° 00' 56" W, 144.30 feet to a point;
- (6) S 06° 50' 20" W, 163.88 feet to a point;
- (7) S 14° 42' 05" E, 163.17 feet to a point;
- (8) S 13° 44' 08" W, 30.06 feet to a point;
- (9) S 50° 02' 47" W, 30.48 feet to a point;
- (10) S 81° 31' 20" W, 37.33 feet to a point;
- (11) N 71° 20' 29" W, 162.68 feet to a point;
- (12) S 80° 50' 48" W, 94.05 feet to a point;
- (13) S 89° 08' 04" W, 157.40 feet to a point;
- (14) S 22° 39' 04" W, 135.44 feet to a point in State Route 690;

Thence along said road,

N 70° 24' 00" W, 17.07 feet to a point;

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

- (1) N 21° 52' 24" E, 148.23 feet to an iron pin set;
- (2) N 85° 48' 57" E, 243.69 feet to an iron pin set;
- (3) S 76° 18' 18" E, 201.30 feet to an iron pin set;
- (4) N 04° 08' 07" W, 275.71 feet to an iron pin set;
- (5) N 20° 36' 50" E, 444.27 feet to an iron pin set;
- (6) N 06° 48' 12" W, 269.97 feet to an iron pin set;
- (7) N 09° 34' 48" E, 95.33 feet to an iron pin set;
- (8) N 28° 48' 45" E, 214.20 feet to an iron pin set;
- (9) N 38° 40' 35" E, 112.88 feet to an iron pin set;
- (10) N 54° 08' 26" E, 304.95 feet to an iron pin set;
- (11) N 35° 15' 19" E, 169.48 feet to an iron pin set;

Thence along the South line of DADS3 LLC (596-883 O.R.),

S 85° 07' 27" E, 47.50 feet to the Point of Beginning and **containing 1.1940 acres** and to be continuous and contiguous with Parcel C010010060200, Smith (516-849 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 August, 2024 by

  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 9/4/24

DADS3 LLC  
596-883 OR

SMITH  
516-849 OR

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

By: [Signature]  
Date: 9/11/2024

N 54°08'26" E  
304.95'

N 85°06'58" W  
296.44'

P.O.B.

\*N:501347.70, E:2115154.36  
bearing N 86°20'17" W, 1529.72'  
from a stone found at the  
Northeast corner of the  
Southwest Quarter of  
Section 7

S 46°36'48" W  
623.48'

# 1.194 ACRES

to be continuous and contiguous with  
C010010060200, Smith (516-849 O.R.)

N 28°48'45" E  
214.20'

tractor path

S 26°20'37" W  
284.05'

iron pin found on original boundary line

S 07°20'37" E  
270.28'

SMITH  
516-849 OR  
C010010060200

N 06°48'12" W  
269.97'

iron pin found on original boundary line

S 15°11'29" W  
215.88'

GRANTOR  
SMITH  
516-605 OR  
C010010060204  
SURVEY REF  
18.40 AC  
ROMAN 6461  
NOV 1998

RESIDUAL  
17.206 AC

N 20°36'50" E  
444.27'

N 04°08'07" W  
275.71'

N 85°48'57" E  
243.69'

S 76°18'18" E  
201.30'

LINE	BEARING	DISTANCE
L2	S 06°50'20" W	163.88'
L3	S 14°42'05" E	163.17'
L4	S 13°44'08" W	30.06'
L5	S 50°02'47" W	30.48'
L6	S 81°31'20" W	37.33'
L7	N 71°20'29" W	162.68'
L8	S 80°50'48" W	94.05'
L9	S 89°08'04" W	157.40'
L10	S 22°39'04" W	135.44'
L11	N 70°24'00" W	17.07'
L12	N 21°52'24" E	148.23'
L13	N 09°34'48" E	95.33'
L14	N 38°40'35" E	112.88'
L15	N 35°15'19" E	169.48'
L16	S 85°07'27" E	47.50'
L65	S 25°00'56" W	144.30'

+39.03'

tractor path

SR-690

WPF HOLDINGS LLC  
556-1683 OR

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

By: [Signature]  
DATE: 9/11/24



Scale 1"=200'

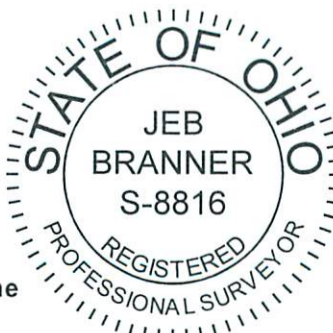
○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found unless otherwise noted

□ = Stone found

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 1.194 ACRE TRACT  
Situated in the Southwest Quarter  
of Section 7, T.6, R.13,  
Ames Twp., Athens Co., OH  
Surveyed Completed August, 2024

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