

## DESCRIPTION OF A 7.70 ACRE TRACT

Situated in Section 18, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 291, Page 601 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found that is calculated to bear South 17 degrees 43 minutes 05 seconds East, 1957.31 feet from the North-west corner of Section 18;

Thence, along the line of Conner (485-1336 O.R.)

N 3° 37' 38" E, 98.39 feet to an iron pin set;

Thence, along new lines created by this survey:

S 86° 22' 22" E, 135.46 feet to an iron pin set

S 55° 25' 37" E, 65.52 feet to a point in an existing gravel drive, passing an iron pin set at 44.20 feet;

Thence, S 88° 13' 10" E, 125.54 feet to a point in an existing gravel drive;

Thence, N 82° 37' 00" E, 54.87 feet to a point in an existing gravel drive;

Thence, S 81° 30' 29" E, 108.95 feet to a point in an existing gravel drive;

Thence, S 85° 58' 44" E, 76.77 feet to a point in an existing gravel drive;

Thence, N 79° 34' 16" E, 45.82 feet to a point in an existing gravel drive;

Thence, N 72° 22' 01" E, 83.45 feet to a point in an existing gravel drive;

Thence, S 84° 45' 49" E, 83.78 feet to a point in an existing gravel drive;

Thence, S 61° 04' 02" E, 29.17 feet to a rail road spike set in an existing gravel drive;

Thence, S 16° 06' 26" E, 67.94 feet to a rail road spike set in Kuhns Road;

Thence, along Kuhns Road:

S 43° 28' 03" W, 36.38 feet to a point;

S 19° 25' 32" W, 118.92 feet to a point;

S 28° 06' 05" W, 78.91 feet to a point;

S 35° 05' 37" W, 235.08 feet to a point;

Thence, leaving Kuhns Road and along the lines of Conner (485-1336 O.R.):

S 85° 35' 33" W, 283.24 feet to an iron pin found, passing an iron pin set at 19.29 feet;

N 87° 24' 02" W, 262.62 feet to an iron pin found;

N 10° 21' 20" E, 181.26 feet to an iron pin found;

N 14° 03' 12" W, 259.15 feet to the place of beginning and containing 7.70 acres.

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 June, 2024 by

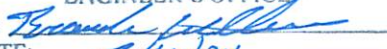
  
John M. Branner P.S. 6805

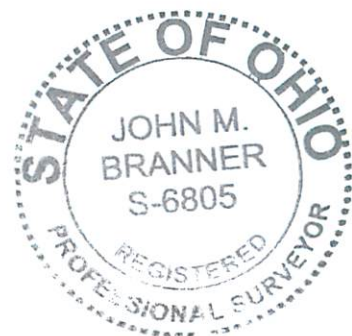
Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

JUN 10 2024

Jill Davidson  
Athens County Auditor

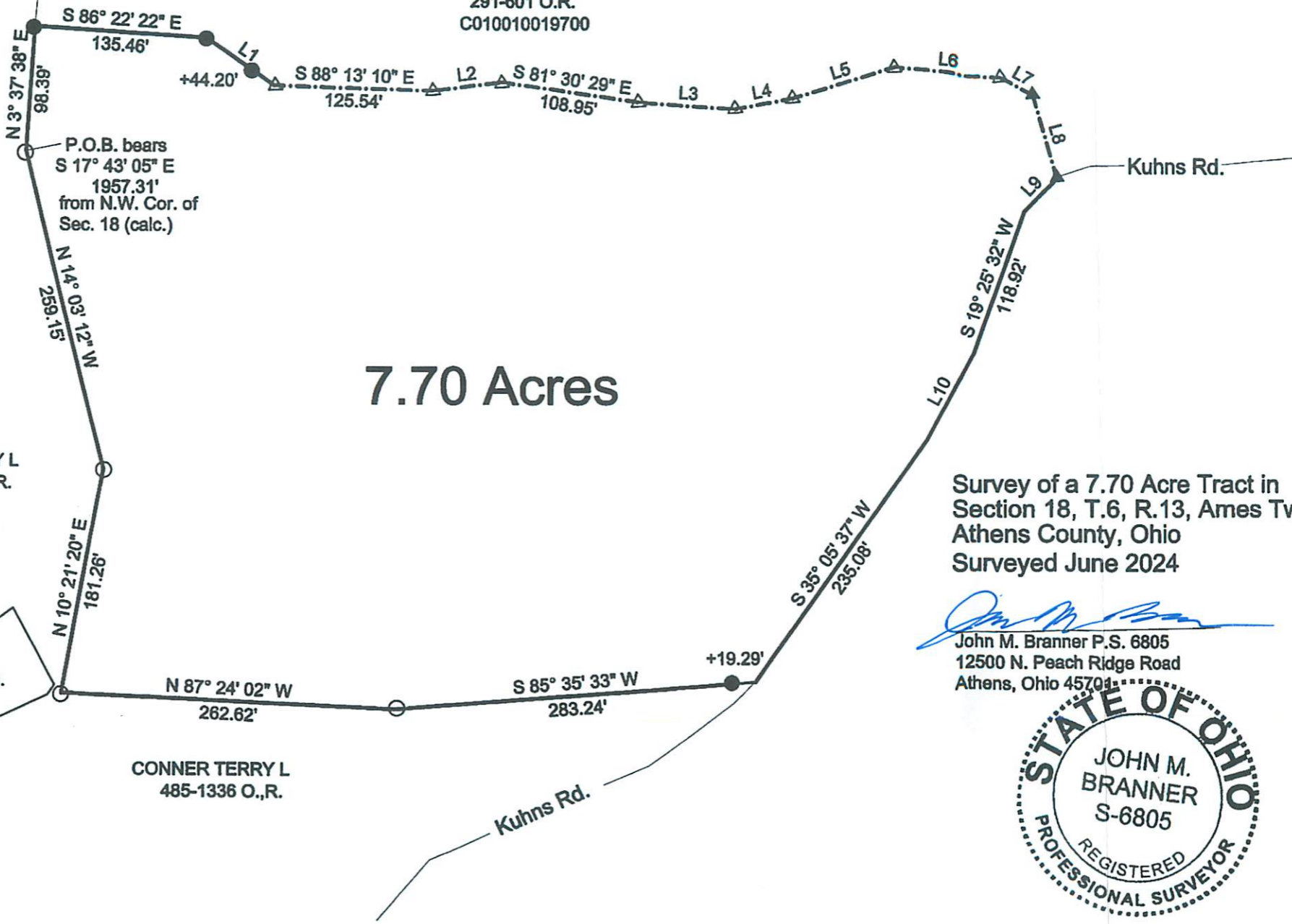
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 6/10/24



Line	Bearing	Distance
1	S 55° 25' 37" E	65.52'
2	N 82° 37' 00" E	54.87'
3	S 85° 58' 44" E	76.77'
4	N 79° 34' 16" E	45.82'
5	N 72° 22' 01" E	83.45'
6	S 84° 45' 49" E	83.78'
7	S 61° 04' 02" E	29.17'
8	S 16° 06' 26" E	67.94'
9	S 43° 28' 03" W	36.38'
10	S 28° 06' 05" W	78.91'

MCLAUGHLIN SEAN T & SHANTELE L  
291-601 O.R.  
C010010019700



Survey of a 7.70 Acre Tract in  
Section 18, T.6, R.13, Ames Twp.  
Athens County, Ohio  
Surveyed June 2024

*John M. Branner*  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Road  
Athens, Ohio 45701



Bearings: Grid North N.A.D. 83 Ohio South Zone  
Ref. Docs.: Tax P; at-Deeds- Price P.S. 8362 Survey

○ = Iron pin found (Price P.S. 8362)  
● = Iron pin set ( 5/8" rebar / plastic I.D. cap stamped " Branner Surveying P.S. 6805"  
▲ = Rail Road Spike Set  
△ = point in existing gravel drive  
— = gravel drive

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 6/10/24