

DESCRIPTION OF AN EXISTING 5.969 ACRE TRACT

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being Parcel C010010063900 as described in Volume 635, Page 153 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 34 (Dutch Creek Road), said point bearing S 00° 09' 36" W, 988.80 feet from an iron pin found at the Northwest corner of the Northeast Quarter of Section 25:

Thence along the South lines of McCauley (588-833 OR) and Bird Beak Woods LLC (617-1585 OR),

S 86° 28' 13" E, 1320.18 feet to a stone found, passing an iron pin set at 27.00 feet and an iron pin found at 717.00 feet;

Thence along the West line of Fox (424-1013 OR),

S 03° 50' 19" W, 200.37 feet to an iron pin found;

Thence along the North line of Fox (135-766 OR),

N 86° 22' 25" W 1289.62 feet to a point in County Road 34 (Dutch Creek Road), passing an iron pin found at 1259.52 feet;

Thence along said road,

N 04° 55' 52" W, 200.37 feet to the Point of Beginning and **containing 5.969 acres.**

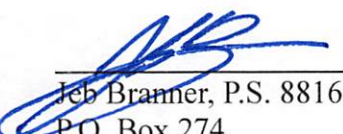
Subject to all easements and rights of way of record.

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

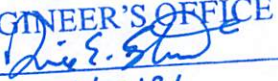
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 August, 2026 by


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

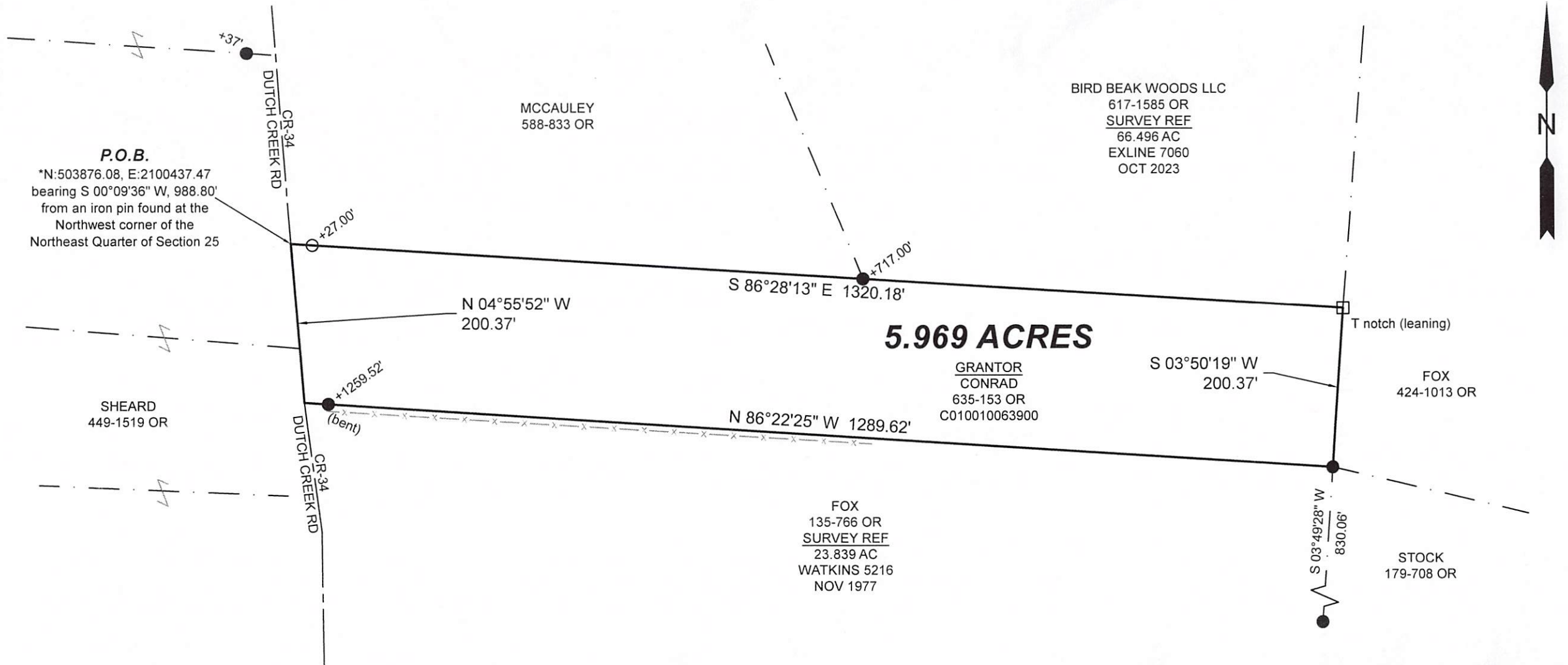


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/19/26

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

AUG 19 2026

Jill Davidson
Athens County Auditor



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

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: *[Signature]*
DATE: 8/19/26



SURVEY OF AN EXISTING
5.969 ACRE TRACT
Situated in Section 25, T.6, R.13,
Ames Twp., Athens Co., OH
Survey Completed August, 2026

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