

DESCRIPTION OF A 5.050 ACRE TRACT

Situated in Section 29, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010025900 as described in Volume 595, Page 2137 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 37°38'37" W, 2142.65 feet (calculated) from the Northeast corner of Section 29:

Thence along the lines of Linscott (299-1007 O.R.),

S 04° 39' 14" W, 198.46 feet to an iron pin set;

S 82° 37' 25" E, 439.38 feet to a point in County Road 94 (Swett Hollow Road), passing an iron pin found at 420.38 feet;

Thence along said road the following seven courses:

(1) **S 27° 19' 22" W, 296.78 feet** to a point;

(2) **S 36° 12' 20" W, 132.79 feet** to a point;

(3) **S 43° 35' 37" W, 76.85 feet** to a point;

(4) **S 57° 09' 42" W, 54.39 feet** to a point;

(5) **S 70° 34' 45" W, 190.70 feet** to a point;

(6) **S 80° 59' 40" W, 65.44 feet** to a point;

(7) **N 89° 27' 13" W, 24.97 feet** to a point;

Thence along the East line of Goettge (565-994 O.R.),

N 09° 41' 00" W, 137.57 feet to an iron pin found, passing an iron pin found at 37.12 feet;

Thence along new lines created by this survey the following four courses:

(1) **N 54° 20' 49" E, 154.09 feet** to an iron pin set;

(2) **N 06° 10' 54" W, 289.82 feet** to an iron pin set;

(3) **N 06° 49' 47" E, 276.20 feet** to an iron pin set;

(4) **S 85° 57' 21" E, 59.60 feet** to the Point of Beginning and **containing 5.050 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"

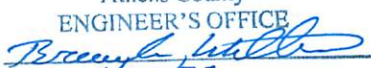
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 January, 2025 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: 1/29/25

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

JAN 29 2025

Jill Davidson
Athens County Auditor



S 85°57'21" E
59.60'

LINSCOTT
299-1007 OR

P.O.B.

*N:524358.19, E:2103246.33
bearing S 37°38'37" W, 2142.65' (calc)
from the Northeast corner of Section 29

RESIDUAL 5.665 AC
IS TO BE CONTINUOUS
AND CONTIGUOUS
WITH C010010025907
GOETTGE
565-994 OR

CR-94
SWETT HOLLOW RD

S 82°37'25" E
439.38'

(19')
+420.38'

1/2"

5.050 ACRES

GRANTOR
IRWIN
595-2137 OR
C010010025900
SURVEY REF
10.715 AC
(TRACT 8)
CLAUS 6456
MAY 1995

GOETTGE
565-994 OR
C010010025907

N 54°20'49" E
154.09'

S 43°35'37" W
76.85'

S 36°12'20" W
132.79'

KOLA
311-2225 OR

S 57°09'42" W
54.39'

N 89°27'13" W
24.97'

S 80°59'40" W
65.44'

S 70°34'45" W
190.70'

N 09°41'00" W
137.57'

CR-94
SWETT HOLLOW RD

LEWIS
480-1104 OR

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 1/29/25

SURVEY OF A 5.050 ACRE TRACT
Situated in Section 29, T.6, R.13,
Ames Twp., Athens Co., OH
Surveyed Completed January, 2025

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



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