

## DESCRIPTION OF A 0.541 ACRE TRACT

to be continuous and contiguous with Parcel C010010060203, Dean (307-1366 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 C010010061100 as described in Volume 516, Page 849 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing S 52° 26' 42" W, 1137.32 feet from a stone found at the Northeast corner of the Southwest Quarter of Section 7:

Thence along a new line created by this survey,

**S 02° 43' 00" W, 445.22 feet** to an iron pin found;

Thence along the lines of Dean (307-1366 O.R.) the following three courses:

(1) **N 47° 41' 48" W, 124.13 feet** to an iron pin found;

(2) **N 18° 59' 13" E, 307.91 feet** to an iron pin found;

(3) **N 47° 39' 06" W, 129.95 feet** to an iron pin found;

Thence along a new line created by this survey,

**S 80° 51' 03" E, 110.17 feet** to the Point of Beginning and **containing 0.541 acres** and to be continuous and contiguous with Parcel C010010060203, Dean (307-1366 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  
740-592-5778



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 9/4/24

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

SEP 04 2024

Jill Davidson  
Athens County Auditor



DEAN  
425-1910 OR  
SURVEY REF  
3.952 AC  
BRANNER 6805  
JUN 2008

S 80°51'03" E 110.17'

N 47°39'06" W 129.95'

P.O.B.

\*N:500556.77, E:2115779.31  
bearing S 52°26'42" W, 1137.32'  
from a stone found at the  
Northeast corner of the  
Southwest Quarter of  
Section 7

GRANTOR  
SMITH  
516-849 OR  
C010010061100

DEAN  
307-1366 OR  
C010010060203  
SURVEY REF  
5.67 AC  
BRANNER 6805  
DEC 1993

N 18°59'13" E  
307.91'

S 02°43'00" W  
445.22'

**0.541 ACRES**

to be continuous and contiguous with  
C010010060203, Dean (307-1366 OR)

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

By: Conor Lavelle

Date: 09/24/2024

N 47°41'48" W  
124.13'

S 46°56'55" E  
48.37'

LANCE  
294-867 OR  
SURVEY REF  
204.372 AC  
BRANNER 6805  
APR 2005  
(UNRECORDED)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Branner Little  
DATE: 9/4/24



Scale 1"=50'

- = 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 0.541 ACRE TRACT  
Situated in the Southwest Quarter  
of Section 7, T.6, R.13,  
Ames Twp., Athens Co., OH  
Surveyed Completed August, 2024

By: Jeb Branner  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780  
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