

DESCRIPTION OF A 0.568 ACRE TRACT

Situated in the City of Athens, Lease Lot 95, Section 21, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A027350001213 as described in Volume 406, Page 2270 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 06° 43' 52" E, 1119.09 feet (calculated) from the Northwest corner of Lease Lot 95:


Thence along the South line of Thayer-Wolf (522-452 O.R.),
N 59° 20' 20" E, 218.68 feet to a point in Township Road 33 (Elliotsville Road), passing an iron pin set at 184.00 feet;
Thence along said road,
S 00° 11' 40" W, 213.10 feet to a point;
Thence leaving said road and along new lines created by this survey:
N 88° 32' 54" W, 97.93 feet to an iron pin set, passing an iron pin set at 28.39 feet;
N 42° 04' 48" W, 133.52 feet to the Point of Beginning and **containing 0.568 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 March, 2023 by


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/15/23

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

MAR 15 2023

Jill Thompson
Athens County Auditor



THAYER-WOLF
522-452 OR

GLEASON
424-2509 OR

P.O.B.
*N:480705.98, E:2072159.19
bearing S 06°43'52" E, 1119.09' (calculated)
from the Northwest corner of Lease Lot 95

**0.568
ACRES**

S 59°20'20" W 225.98'

N 59°20'20" E 218.68'

N 42°04'48" W 133.52'

S 00°11'40" W 213.10'

+28.39'

N 88°32'54" W 97.93'

GRANTOR
THAYER-WOLF
406-2270 OR
A027350001213
3.757 AC RESIDUAL

WOLF
303-920 OR
(FIRST PARCEL)

WOLF
303-920 OR
(SECOND PARCEL)

TR-33
ELLIOTTSVILLE RD

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Proccompt J. Miller*
DATE: 3/15/23

SURVEY OF A 0.568 ACRE TRACT
Situating in the City of Athens,
Lease Lot 95, Section 21,
T.9, R.14, Athens Twp., Athens Co., OH
Surveyed Completed March, 2023

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



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

