

## Description of Tract One

Situated in the Grandview Highland Addition to the City of Athens Ohio ( Env. 273-A) in L.L. #26, Section 4, T.9, R.14 Athens Township, Athens County, Ohio and being all of In-lot 2564 and part of in-lot 2563 of said addition and being more particularly described as follows:

Beginning at a drill hole set in the existing curb at the North-west corner of In-lot 2564,  
Thence, along the North-line of said In-lot and South line of Hillcrest Road:

**South 86 degrees 59 minutes East, 105.00 feet** to an iron pin set;

Thence, along the East-lines of In-lots 2564 and 2563:

**South 03 degrees 01 minutes West, 70.00 feet** to an iron pin set;

Thence, along a new line created by this survey:

**North 86 degrees 59 minutes West , 105.00 feet** to an iron pin set on the East-line of Utah Place;

Thence, along the West-line of Utah Place:

**North 03 degrees 01 minutes East, 70.00 feet** to the point of beginning and containing **7350 square feet of which 5775 square feet are in In-lot 2564 and 1575 square feet are out of In-lot 2563.**

Subject to all easements and rights of way of record.

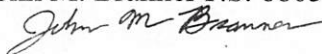
Iron pins set are 5/8"x30" long rebar with plastic I.D. cap stamped "Branner P.S. 6805"

Bearings: Grid North – Ohio South Zone

The attached plat is to be considered an integral part of this description.

Based on a field survey completed March 2025 by:

John M. Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: 

DATE: 3/27/25

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

MAR 27 2025

Jill Davidson  
Athens County Auditor

## Description of Tract Two

Situated in the Grandview Highland Addition to the City of Athens Ohio ( Env. 273-A) in L.L. #26, Section 4, T.9, R.14 Athens Township, Athens County, Ohio and being all of In-Lot 2555 and part of In-lot 2556 of said addition and being more particularly described as follows:

Beginning at an iron pin set at the North-west corner of In-lot 2555,  
Thence, along the North-line of said In-lot and South line of Hillcrest Road:  
**South 86 degrees 59 minutes East, 105.00 feet** to an iron pin set;  
Thence, along the East-lines of In-lots 2555 and 2556 and the West-line of Strathmore Blvd:  
**South 03 degrees 01 minutes West, 70.00 feet** to an iron pin set;  
Thence, along a new line created by this survey:  
**North 86 degrees 59 minutes West , 105.00 feet** to an iron pin set on the West-line of In-lot 2556;  
Thence, along the West-lines of In-lots 2556 and 2555 :  
**North 03 degrees 01 minutes East, 70.00 feet** to the point of beginning and containing  
**7350 square feet of which 5775 square feet are out of In-lot 2555 and 1575 square feet are out of In-lot 2556.**

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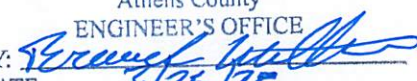
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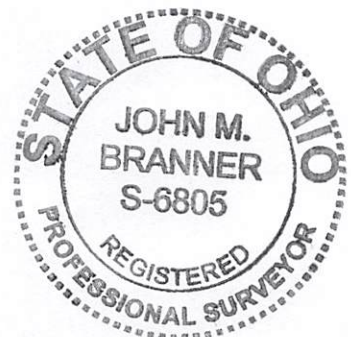
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MAR 25 2025

Jill Davidson  
Athens County Auditor



### Description of Tract Three

Situated in the Grandview Highland Addition to the City of Athens Ohio ( Env. 273-A) in L.L. #26, Section 4, T.9, R.14 Athens Township, Athens County, Ohio and being all of Inlots 2557 and 2562 and part of Inlots 2556,2558,2561,2563 of said addition and being more particularly described as follows:

Beginning at an iron pin set that bears South 03 degrees 01 minutes West, 70.00 feet from the North-west corner of In-lot 2564,

Thence, along a new line created by this survey:

**South 86 degrees 59 minutes East, 210.00 feet** to an iron pin set in the West line of Strathmore Blvd., passing an iron pin set at 105.00 feet;

Thence, along the West-line of said road and the West-lines of In-lots 2556,2557,2558:

**South 03 degrees 01 minutes West, 135.00 feet** to an iron pin set;

Thence, along a new line created by this survey:

**North 86 degrees 59 minutes West , 210.00 feet** to an iron pin set on the East-line of Utah Place, passing an iron pin set at 105.00 feet;

Thence, along the East-line of Utah Place and the West-lines of In-lots 2561,2562,2563:

**North 03 degrees 01 minutes East,135.00 feet** to the point of beginning and containing **28350 square feet of which 5775 square feet are in In-lot 2557, 5775 square feet are in In-lot 2562, and 4200 square feet are out of In-lot 2556. 4200 square feet are out of In-lot 2558, 4200 square feet are out of In-lot 2561 and 4200 square feet are out of In-lot 2563.**

Subject to all easements and rights of way of record.

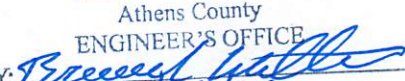
Iron pins set are 5/8"x30" long rebar with plastic I.D. cap stamped "Branner P.S. 6805"

Bearings: Grid North – Ohio South Zone

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Based on a field survey completed March 2025 by:

  
John M. Branner P.S. 6805

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Athens County Auditor

## Description of Tract Four

Situated in the Grandview Highland Addition to Athens Ohio ( Env. 73-A) in L.L. #26, Section 4, T.9, R.14 Athens Township, Athens County, Ohio and being all of Lot 2560 and part of Lot 2561 of said addition and being more particularly described as follows:

Beginning at an iron pin found at the South-west corner of In-lot 2560,  
Thence, along the East-line of Utah Place and the west-lines of In-lot 2560 and 2561:  
**North 03 degrees 01 minutes East, 70.00 feet** to an iron pin set;  
Thence, along a new line created by this survey:  
**South 86 degrees 59 minutes East, 105.00 feet** to an iron pin set;  
thence along the East-lines of In-lots 2561 and 2560:  
**South 03 degrees 01 minutes West, 70.00 feet** to an iron pin set in the North-line of Dalton Avenue;  
Thence, along the North-line of said road:  
**North 86 degrees 59 minutes West, 105.00 feet** to the point of beginning and containing **7350 square feet of which 5775 square feet are in Inlot 2560 and 1575 square feet are out of In-lot 2561.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8"x30" long rebar with plastic I.D. cap stamped "Branner P.S. 6805"

Bearings: Grid North – Ohio South Zone

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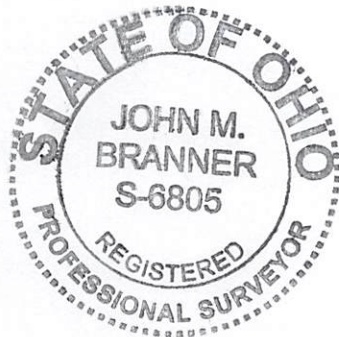
  
John M. Branner P.S. 6805

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ENGINEER'S OFFICE

BY:

  
DATE: 3/25/25



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MAR 25 2025

Jill Davidson  
Athens County Auditor



## Description of Tract Five

Situated in the Grandview Highland Addition to Athens Ohio ( Env. 273-A) in L.L. #26, Section 4, T.9, R.14 Athens Township, Athens County, Ohio and being all of Lot 2559 and part of Lot 2558 of said addition and being more particularly described as follows:

Beginning at an iron pin set at the South-west corner of In-lot 2559,  
Thence, along the West-lines of In-lots 2559 and 2558:

**North 03 degrees 01 minutes East, 70.00 feet** to an iron pin set;

Thence, along a new line created by this survey:

**South 86 degrees 59 minutes East, 105.00 feet** to an iron pin set;

Thence, along the East-lines of In-lots 2558 and 2559 and the West-line of Strathmore Blvd:

**South 03 degrees 01 minutes West, 70.00 feet** to a drill hole set in the existing curb;

Thence, along the South-line of In-lot 2559 and the North-line of Dalton Avenue:

**North 86 degrees 59 minutes West , 105.00 feet** to the point of beginning and containing  
**7350 square feet of which 5775 square feet are in Inlot 2559 and 1575 square feet are out of In-lot 2558.**

Subject to all easements and rights of way of record.

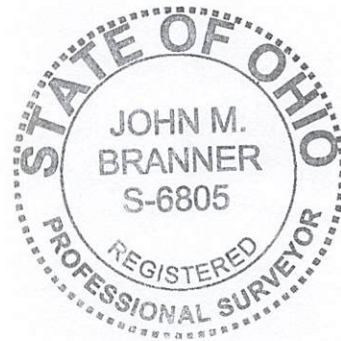
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Bearings: Grid North – Ohio South Zone

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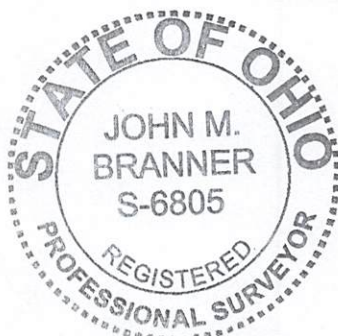
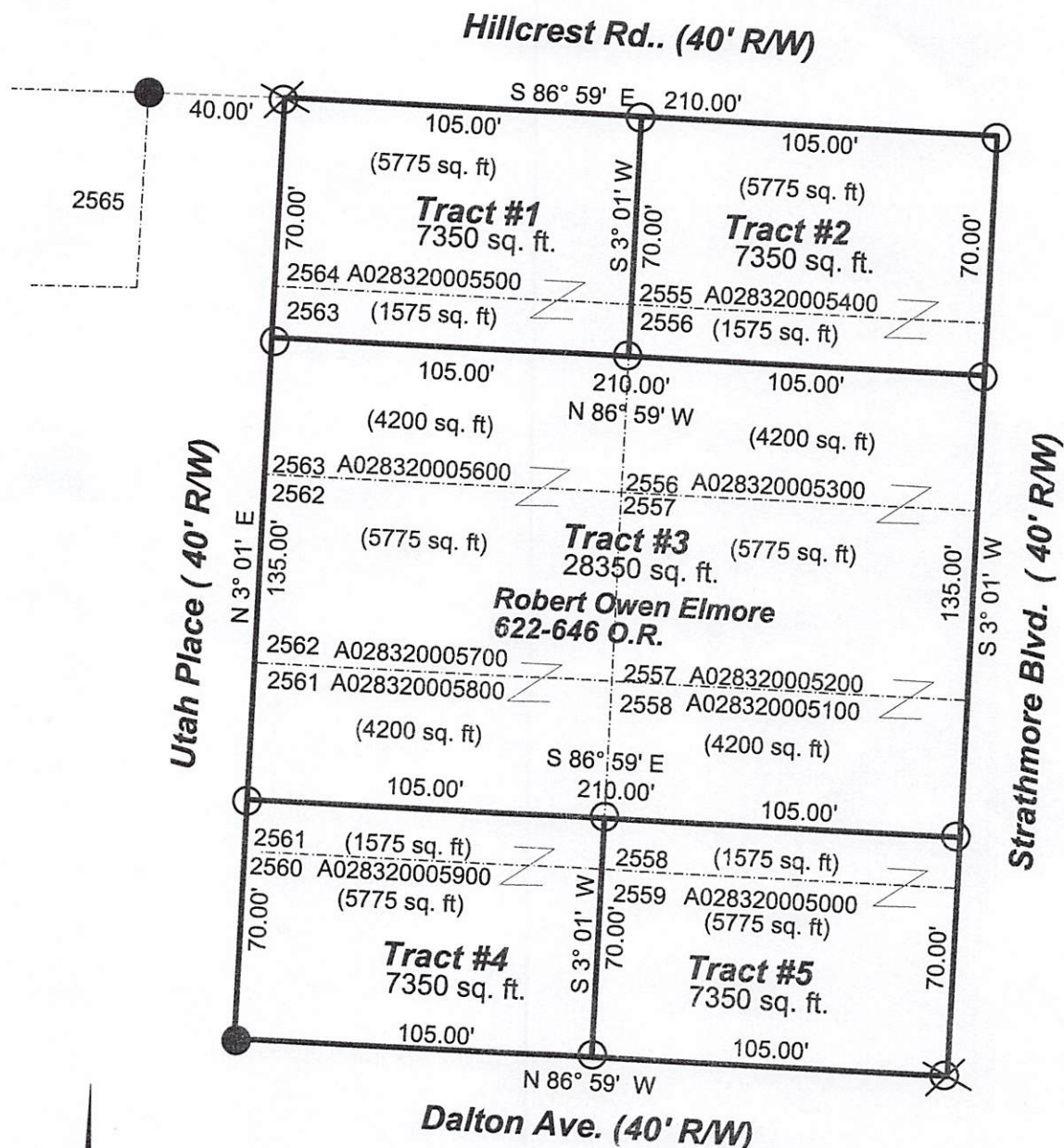
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**Survey of 5 Tracts out of 10 Record Lots (2555 - 2564)\*  
of the Grandview Highland Addn to the City of Athens (Env. 273-A)  
in L.L. 26, Section 4 ,T.9, R.14, Athens Twp. Athens County, Ohio**



\*Lots 2555-2564 are all platted as 55'x105' lots

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Dir. E. S. 80  
DATE: 3/27/25

Prepared By:

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

0' 50' 100' 150'

Scale: 1 inch = 50 feet

- ⊗ = drill hole in extg curb.
  - = iron pin set 5/8"x 30" rebar w/ plastic I.D. cap
  - = iron pin found
- Bearings: N.A.D. 83- Grid North- Ohio South Zone  
Ref. Docs.: Tax Plats-Deeds-Existing Surveys  
Grandview Highland Addn Plat ( Env. 273-A)