

Description Checked for  
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Priscilla Wilbur  
DATE: 11/9/18

Legal Description Pre-Approval  
**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

NOV 09 2018

EXHIBIT B

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 0.344 ACRE TRACT

Situated in Lease Lot 73, Sections 13 & 19, T.9, R.14, Athens Township, Athens County, Ohio and being part of a 10.17 acre tract as described in Volume 378, Page 507 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Southeast corner of Lease Lot 73, thence N 31° 20' W, 1590 feet (calculated) to an iron pin found at the Southeast corner of Grantor's 10.17 acre tract

Thence along the Board of County Commissioners:

S 48° 40' 18" W, 10.43 feet to an iron pin set;

S 80° 20' 32" W, 115.35 feet to an iron pin set;

N 02° 39' 34" W, 54.80 feet to a magnail set;

and being the **Point of Beginning** for the survey herein described:

N 02° 39' 34" W, 102.20 feet to a magnail set;

S 85° 05' 22" W, 24.18 feet to a magnail set;

Thence along new lines created by this survey:

N 01° 29' 51" W, 8.65 feet to a magnail set;

N 88° 28' 48" E, 167.11 feet to an iron pin set;

Thence along the lines of Capstone Village Ltd. (476-1732 O.R.),

S 06° 30' 18" W, 112.35 feet to an iron pin found (bent);

S 89° 19' 27" W, 125.28 feet to the poing of beginning **and containing 0.344 acres (15003 square feet)**, more or less, of which 14978 square feet are contained within Section 13, and 25 square feet are contained within Section 19.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed November, 2018 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Boling  
Robert A.  
378-507 O.R.  
(10.17 acres)

N 06° 30' 18" E  
270.88'



N 01° 29' 51" W  
8.65'

N 88° 28' 48" E  
167.11'

S 85° 05' 22" W  
142.03'

S 85° 05' 22" W  
24.18'

**0.344 Acres**

Section 13: 14978 sq. feet  
Section 19: 25 sq. feet

Capstone  
Village Ltd  
476-1732  
O.R.

102.20'

S 06° 30' 18" W  
112.35'

N 02° 39' 34" W

S 89° 19' 27" W  
125.28'

P.O.B.

(bent)

S 48° 40' 18" W  
10.43'

30.00'

Iron pin fd.  
bears N 31° 20' W,  
1590 feet (calculated)  
from the Southeast  
Corner of Lease Lot 73

S 80° 20' 32" W  
115.35'

54.80'

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Board of  
County Commissioners

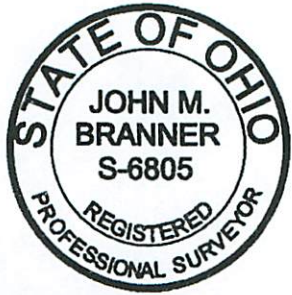
BY: *[Signature]*  
DATE: 11/9/18

Survey of a 0.344 Acre tract  
Situated In Lease Lot 73,  
Sections 13 & 19, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed November, 2018  
by Jeb Branner, S.I., E.I.,  
under the supervision of:



- Scale 1"=30'
- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- △ = Magnall set

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



By: *[Signature]*  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780