

**DESCRIPTION OF A 0.119 ACRE TRACT
TRACT D (AREA OF ENCROACHMENT)**

Situated in Lot 12 of Elliottville Subdivision (Envelope 274B), Lease Lot 90, Section 14, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010140100600 as described in Volume 22, Page 461 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pipe found by a fence post bearing N 03° 31' 10" E, 39.27 feet from a stone found at the Southeast corner of Lease Lot 90 (Lot 12, Elliottville Subdivision, Env. 274B):

Thence along an existing fence line and a new line created by this survey,
N 02° 33' 36" E, 787.32 feet to an iron pin found by a fence post, passing iron pins set at 244.91 feet and 505.46 feet;

Thence along an existing fence line and a new line created by this survey,
S 87° 52' 28" E, 13.19 feet to an iron pin set;

Thence along the West lines of Elliott (354-161 D.R.),

S 03° 31' 10" W, 787.53 feet to the Point of Beginning and **containing 0.119 acres.**

Note on encroachment: Monuments found at the existing fence corners are referenced in a previous unrecorded 10.062 acre survey of the lands of Elliott (354-161 O.R.) (see attached map for reference).


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 November, 2023 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: 12/5/23

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

DEC 04 2023

Jill Davidson
Athens County Auditor

**DESCRIPTION OF A 2.666 ACRE TRACT
TRACT A**


Situated in Lot 12 of Elliottville Subdivision (Envelope 274B), Lease Lot 90, Section 14, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010140100600 as described in Volume 22, Page 461 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southeast corner of Lease Lot 90 (Lot 12, Elliottville Subdivision, Env. 274B) thence N 03° 31' 10" E, 39.27 feet to an iron pipe found by a fence corner, thence N 02° 33' 36" E, 505.46 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:


Thence along a new line created by this survey,
N 89° 14' 00" W, 284.81 feet to an iron pin set;
Thence along the East line of Bail (538-1138 O.R.),
N 03° 53' 44" E, 413.09 feet to a railroad spike found in Township Road 281 (Sesame Street),
passing an iron pin found at 241.81 feet;
Thence along the South lines of Love (539-506 O.R.) and Hutzel (79-332 O.R.),
S 87° 33' 53" E, 290.29 feet to an iron pin set, passing an iron pipe found at 156.66 feet;
Thence along the West line of Hutzel (291-300 O.R.),
S 03° 31' 10" W, 122.76 feet to an iron pin set;
Thence along an existing fence line and new lines created by this survey:
N 87° 52' 28" W, 13.19 feet to an iron pin found by a fence post;
S 02° 33' 36" W, 281.86 feet to the Point of Beginning and **containing 2.666 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 November, 2023 by


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P.O. Box 274
The Plains, Ohio 45780
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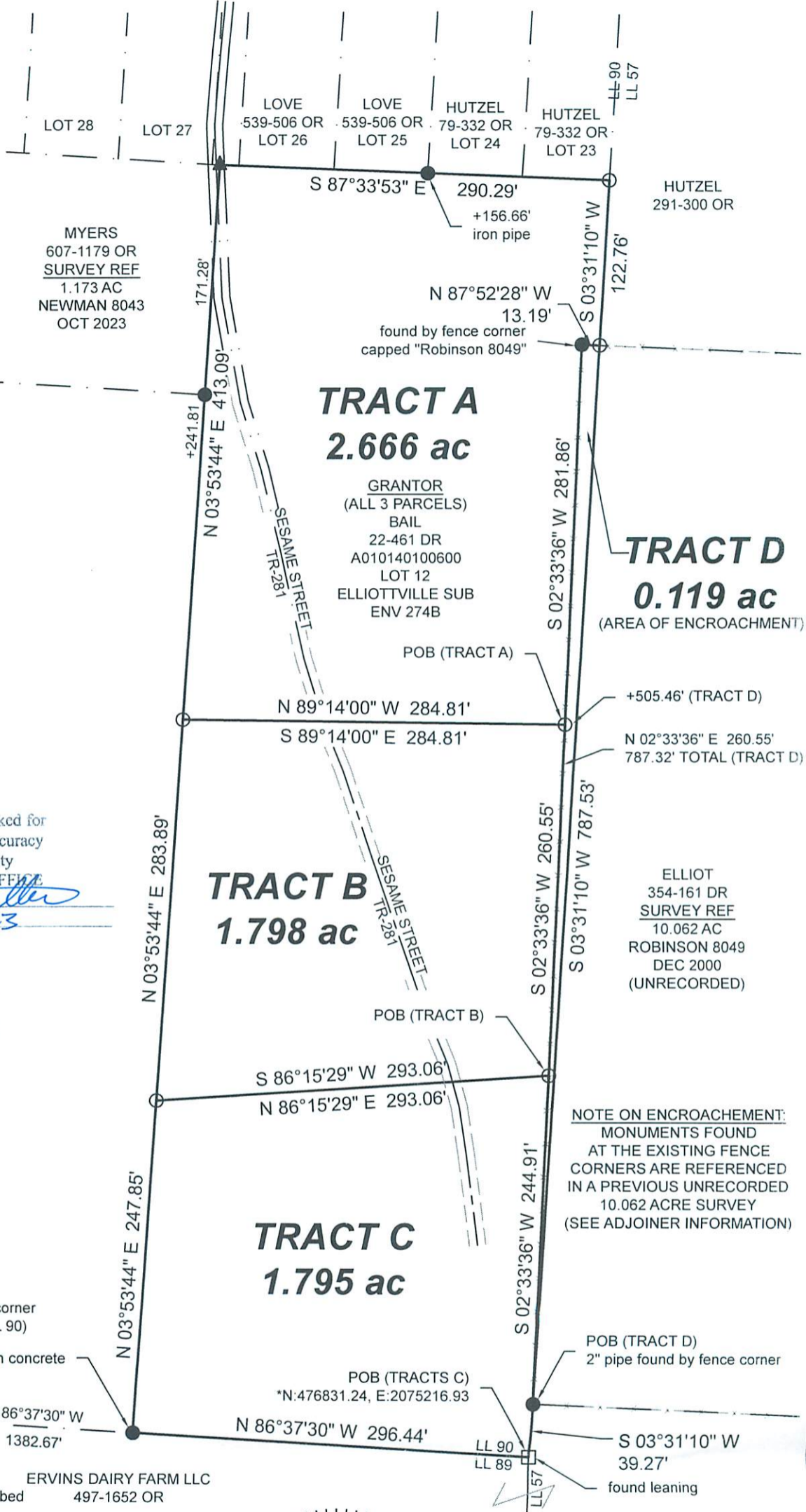


Description Checked for
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Athens County
ENGINEER'S OFFICE
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MYERS
607-1179 OR
SURVEY REF
1.173 AC
NEWMAN 8043
OCT 2023

TRACT A
2.666 ac

GRANTOR
(ALL 3 PARCELS)
BAIL
22-461 DR
A010140100600
LOT 12
ELLIOTVILLE SUB
ENV 274B

TRACT D
0.119 ac
(AREA OF ENCROACHMENT)

TRACT B
1.798 ac

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 12/5/23

BAIL
538-1138 OR
LOT 13
SURVEY REF
5.232 AC
SMITH 6844
DEC 1990

ELLIOT
354-161 DR
SURVEY REF
10.062 AC
ROBINSON 8049
DEC 2000
(UNRECORDED)

NOTE ON ENCROACHMENT:
MONUMENTS FOUND
AT THE EXISTING FENCE
CORNERS ARE REFERENCED
IN A PREVIOUS UNRECORDED
10.062 ACRE SURVEY
(SEE ADJOINER INFORMATION)

stone found at Southwest corner
of Elliotville Subdivision (LL 90)

found in concrete

stone found leaning
at +295.87'
suspected to be disturbed
from original location

ERVINS DAIRY FARM LLC
497-1652 OR



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone found
- ▲ = Railroad spike 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 FOUR TRACTS
Sited in Lot 12 of Elliottville Sub.
Lease Lot 90, Section 14, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed Completed November, 2023

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