


**DESCRIPTION OF A 1.798 ACRE TRACT  
TRACT B**

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, 244.91 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,  
**S 86° 15' 29" W, 293.06 feet** to an iron pin set;  
Thence along the East line of Bail (538-1138 O.R.),  
**N 03° 53' 44" E, 283.89 feet** to an iron pin set;  
Thence along a new line created by this survey,  
**S 89° 14' 00" E, 284.81 feet** to an iron pin set;  
Thence along an existing fence line and a new line created by this survey,  
**S 02° 33' 36" W, 260.55 feet** to the Point of Beginning and **containing 1.798 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

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

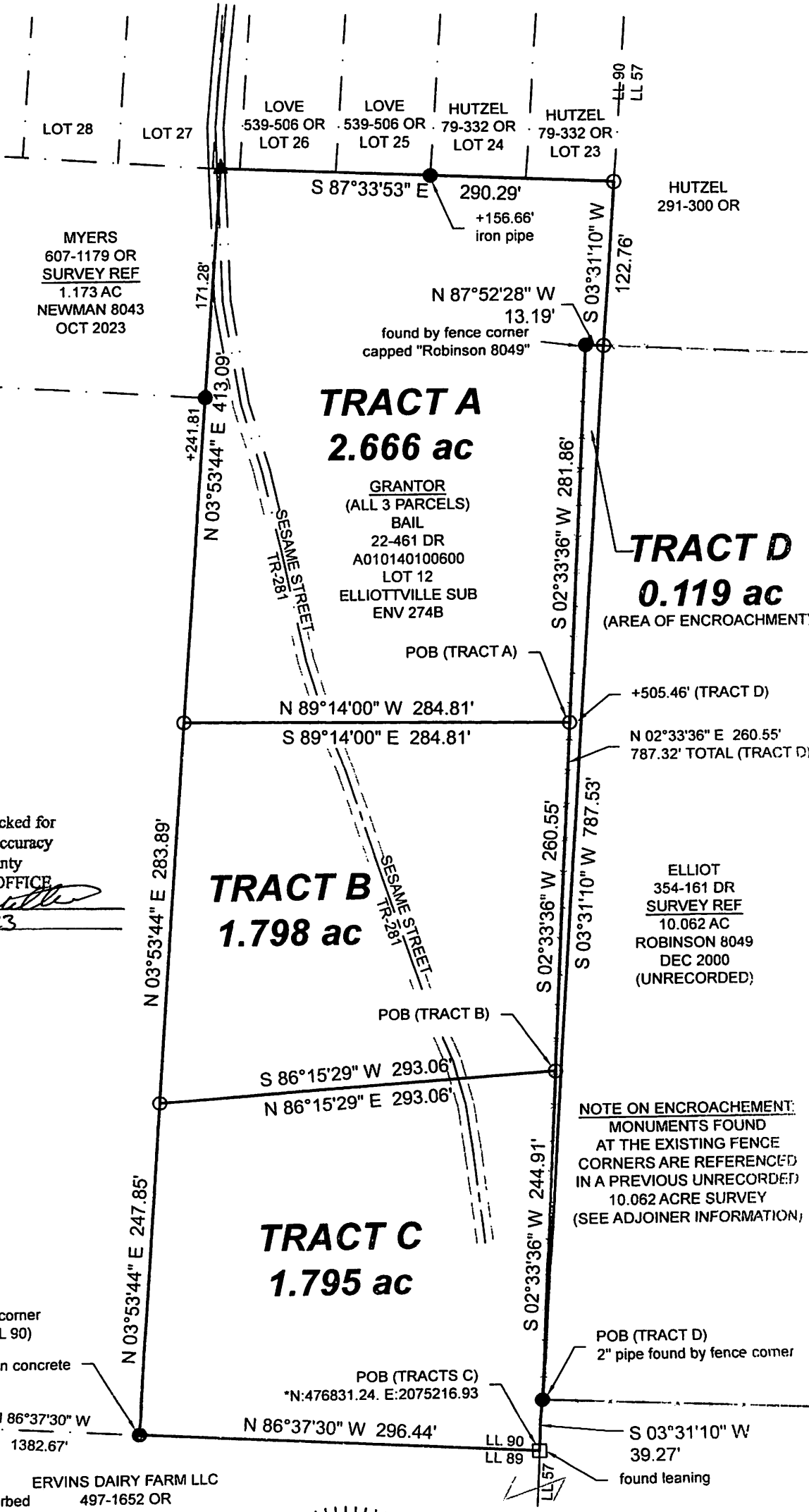


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 12/5/23

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

DEC 04 2023

Jill Davidson  
Athens County Auditor



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  
ELLIOTTVILLE SUB  
ENV 274B

**TRACT D**  
**0.119 ac**  
(AREA OF ENCROACHMENT)

**TRACT B**  
**1.798 ac**

**TRACT C**  
**1.795 ac**

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

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

**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

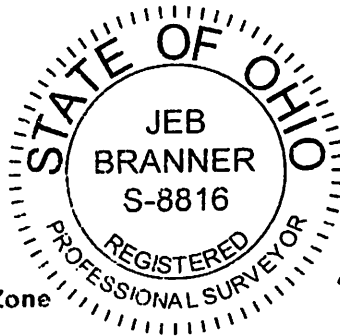


Scale 1"=100'

- = 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**  
Situating in Lot 12 of Elliotville 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