

DESCRIPTION OF A 1.920 ACRE TRACT

Situated in Lot 5 of the Beechwood Lake Estates Subdivision (Envelope 392B), Section 19, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010190100900 as described in Volume 16, Page 912 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pipe found by a fence corner and bearing S 03° 13' 16" W, 1891.17 feet from a concrete monument found at the Northeast corner of Lot 5 of Beechwood Lake Estates Subdivision (Env. 392B):

Thence along the North line of Warmke (27-219 O.R.),
S 68° 33' 31" W, 376.40 feet to an iron pin found;
Thence along the East line of Wetzel (343-423 O.R.),
N 03° 26' 21" E, 341.67 feet to an iron pin set;
Thence along a new line created by this survey,
S 82° 36' 34" E, 320.18 feet to an iron pin set by a fence corner;
Thence along the 50' wide Right-of-way of Township Road 1242 (Beechwood Drive),
along a **curve to the left** with a **radius of 1650.00 feet**, a **delta angle of 5° 39' 13"**, an **arc length of 162.81 feet**, a **chord bearing of S 04° 20' 52" E**, and a **chord length of 162.75 feet** to the Point of Beginning and **containing 1.920 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, 2024 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: 3/11/24

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

MAR 11 2024

Jill Davidson
Athens County Auditor

GRANTOR
GRIPPA
16-912 OR
A010190100900
SURVEY REF
BEECHWOOD LAKE ESTATES
LOT 5
ENV 392B

WETZEL
343-423 OR

Beechwood Drive (50' R/W)
TR-1242

1.920 ACRES

Arc Length: 162.81'
Radius: 1650.00'
Delta Angle: 5°39'13"
Chord Bearing: S 04°20'52" E
Chord Length: 162.75'

P.O.B.

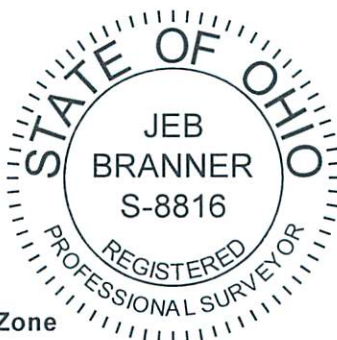
*N:473603.20, E:2072102.05
iron pipe found by fence corner
bearing S 03°13'16" W, 1891.17'
from a concrete monument found
at the Northeast corner of Lot 5

WARMKE
27-219
SURVEY REF
1.1590 AC
WRIGHT 6535
SEP 1984

iron pin found
sticking up next
to corner tree

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Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 3/11/24



SURVEY OF A 1.920 ACRE TRACT
Situated in Lot 5 of the Beechwood
Lake Estates Subdivision (Env 392B)
Section 19, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed Completed March, 2024

By: *Jeb Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
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Scale 1"=50'

- = 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