

DESCRIPTION OF A 0.250 ACRE TRACT
to be continuous and contiguous with A010010087700,
Perseus Holdings LLC (574-2414 O.R.)

Situated in Lease Lot 210 Section 5, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010010087001 as described in Volume 520, Page 789 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a magnail set in County Road 20 (Strouds Run Road) and bearing N 85°54'24" W, 1439.13 feet from a stone called for at the Southeast corner of Lease Lot 210:

Thence along said road and new lines created by this survey:

N 75° 33' 20" E, 133.61 feet to a point;

N 71° 35' 54" E, 123.98 feet to a magnail set at the intersection of County Road 20 (Strouds Run Road and Township Road 1328 (Vaughn Road);

Thence along Township Road 1328 (Vaughn Road) and new lines created by this survey:

S 12° 11' 51" E, 58.32 feet to a magnail set;

S 29° 36' 27" W, 36.34 feet to a magnail set;

Thence leaving said road and along the South line of Kalis (520-789 O.R.) and the assumed North line of Perseus Holdings LLC (574-2414 O.R.),

N 86° 10' 40" W, 241.94 feet to the Point of Beginning and **containing 0.250 acres** and is to be continuous and contiguous with A010010087700, Perseus Holdings LLC (574-2414 O.R.)

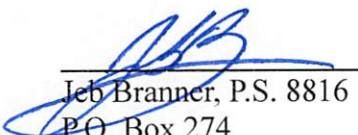
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

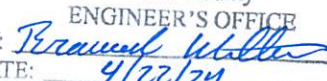
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 April, 2024 by


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

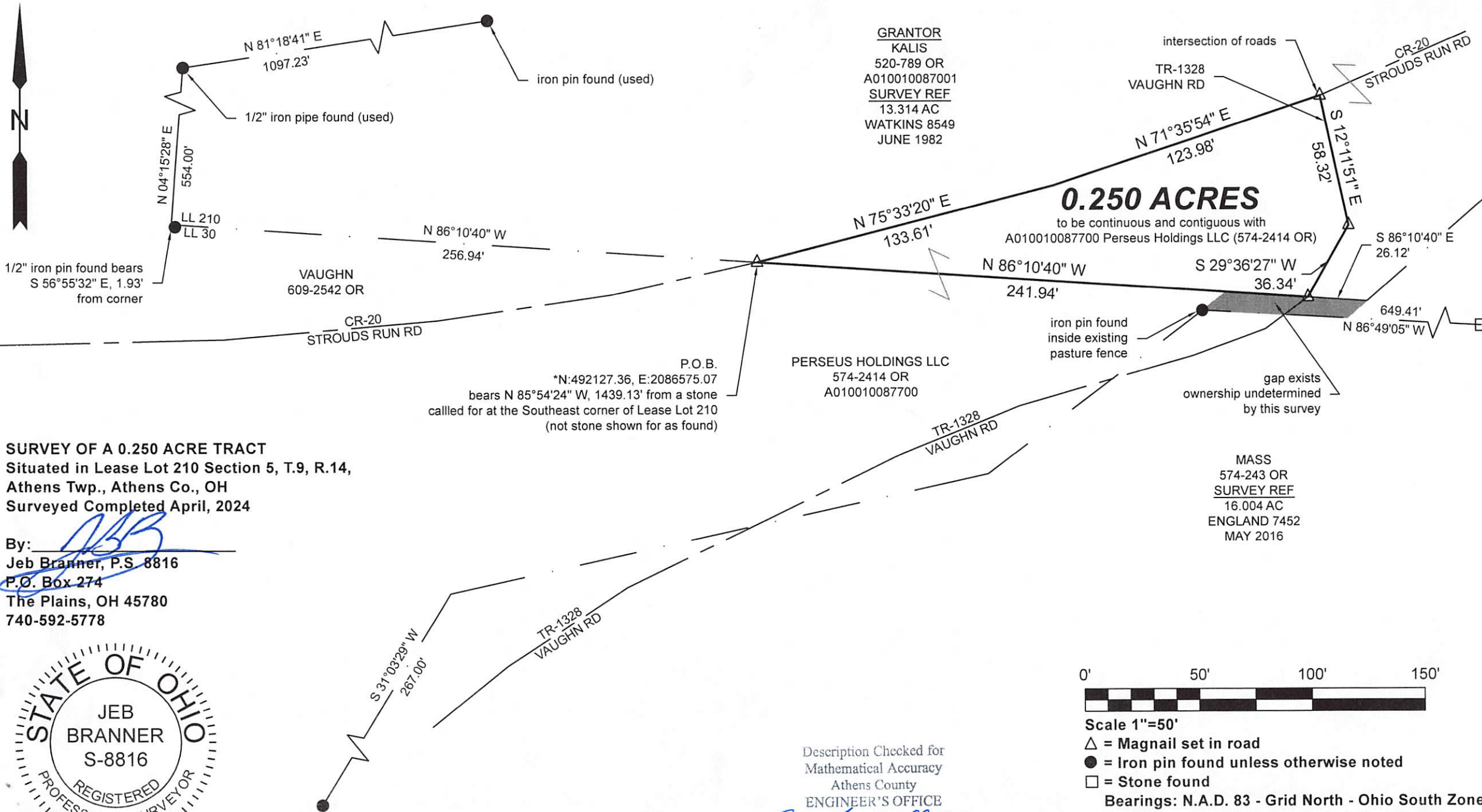


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/22/24

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

APR 22 2024

Jill Davidson
Athens County Auditor



SURVEY OF A 0.250 ACRE TRACT
 Situated in Lease Lot 210 Section 5, T.9, R.14,
 Athens Twp., Athens Co., OH
 Surveyed Completed April, 2024

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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Barbara Williams
 DATE: 4/22/24



Scale 1"=50'
 △ = Magnail set in road
 ● = Iron pin found unless otherwise noted
 □ = Stone 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