

DESCRIPTION OF AN EXISTING 9.514 ACRE TRACT

Situated in Fraction 34, Section 7, T.9, R.14, Athens Township, Athens County, Ohio and being all of Parcel A010010027000 as described in Volume 470, Page 2201 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Southwest corner of Fraction 34, Section 7:

Thence along the East line of Cone (15-702 O.R.),

N 03° 38' 17" E, 608.78 feet to an iron pin found;

Thence along the South line of Howison (534-1230 O.R.) the following two courses:

N 89° 54' 28" E, 470.30 feet to an iron pin found;

N 15° 56' 43" E, 9.89 feet to an galvanized pipe found;

Thence along the South line of Johnson (445-2423 O.R.),

N 81° 37' 52" E, 172.88 feet to an iron pin found;

Thence along the West line of ~~Dodd (549-1760 O.R.)~~, *Myles (568-1298 O.R.)*, JB

S 02° 09' 43" W, 259.06 feet to an iron pin found;

Thence along the West line of Williford (477-1492 O.R.),

S 02° 27' 40" W, 431.64 feet to a stone found;

Thence along the North line of Jones (526-656 O.R. & 336-251 D.R.),

N 85° 52' 51" W, 656.08 feet to the Point of Beginning and **containing 9.514 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed August, 2021 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial Walker*
DATE: 8/18/21

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

AUG 18 2021

Jill Thompson
Athens County Auditor



Cone
15-702 OR

Howison
534-1230 OR

Johnson
445-2423 OR

Dodd
549-1780 OR

Myles
568-1298
JB
OR

Williford
477-1492 OR

N 03°38'17" E
608.78'

N 89°54'28" E
470.30'

N 81°37'52" E
172.88'
N 15°56'43" E
9.89'

S 02°09'43" W
259.06'

S 02°27'40" W
431.64'

9.514 Acres

A010010027000
Antorietto
470-2201 OR

P.O.B.
*N:470669.43, E:2081564.70
Southwest corner of
Fraction 34, Section 7

N 85°52'51" W
656.08'

Jones
336-251 DR

Jones
526-656 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert M. Branner*
DATE: 8/18/21

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

□ = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used GIS purposes only



SURVEY OF AN EXISTING
9.514 ACRE TRACT
Situated in Fraction 34,
Section 7, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed August, 2021

By: *JB*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780