

Description of a 5.094 Acre Tract Tract A

Situated in Section 11, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010046500 as described in Volume 376, Page 516 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set in a fence line, bearing N 48° 14' 11" E, 723.97 feet from a stone found at the Southwest corner of the East half of Section 11:

Thence along a fence line and the East line of Shingler (500-2636 O.R.),
N 04° 07' 23" E, 222.42 feet to an iron pin found in a fence line;
Thence along the South line of Jenkinson (522-364 O.R.),
N 89° 53' 14" E, 851.57 feet to a point in Township Road 15 (Marshfield Road), passing an iron pin found at 831.57 feet;
Thence along said road,
S 04° 33' 47" W, 300.89 feet to a point;
Thence leaving said road and along a new line created by this survey,
N 84° 49' 26" W, 847.08 feet to the Point of Beginning, passing an iron pin set at 20.00 feet and **containing 5.094 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

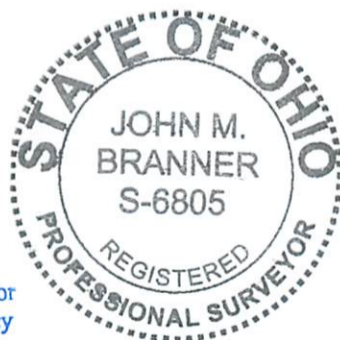
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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

Jeb Branner, S.I., under the supervision of:

John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 3/11/21

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

MAR 11 2021

Jill Thompson
Athens County Auditor

Shingler
Donald S
500-2636 OR

Jenkinson
Scott A & Judy L, Trustees
522-364 OR

Survey of two tracts
Situating in Section 11, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed March, 2021
by Jeb Branner, S.I.,
under the supervision of:

By *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780



fence line

N 04°07'23" E
222.42'

fence line

N 04°07'23" E
255.41'

fence line

N 89°53'14" E
851.57'

+831.57'

P.O.B.

*N:459816.76, E:2049662.13
bears N 48°14'11" E, 723.97'
from a stone found at the
Southwest corner of the
East half of Section 11

Tract A
5.094 Acres

N 84°49'26" W
847.08'
S 84°49'26" E

+20.00'
+827.08'

S 04°33'47" W
300.89'

Folden
Danny G II & Janel R
443-2105 OR



Tract B
5.018 Acres

N 84°31'24" W
850.14'

+20.00'

S 03°28'04" W
259.94'

Township Road 17
Wooten Road

Brannon
Eric M & Gwen
573-590 OR

0' 100' 200' 300'



Scale 1"=100'

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

● = Iron pin 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

Keefer
Ralph & Catherine
376-516 OR
HO10010046500

BY: *John M. Branner*
DATE: 3/11/21