

## DESCRIPTION OF A 5.381 ACRE TRACT

Situated in Fraction 6, Section 15, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcels H010010021900 & H010010022701 as described in Volume 412, Page 47 & Volume 277, Page 1175 (respectively) of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing N 23° 49' 51" W, 2394.06 feet (calculated) from the Southeast corner of Fraction 6:

Thence along a new line created by this survey:

**S 08° 06' 13" W, 701.94 feet** to a magnail set in County Road 14 (Factory Road), passing an iron pin set at 511.75 feet;

Thence along said road,

**N 74° 58' 29" W, 50.00 feet** to a magnail set;

Thence leaving said road and along a new line created by this survey,

**N 08° 05' 11" E, 691.99 feet** to an iron pin set, passing an iron pin set at 205.29 feet;

Thence along the East line of West (492-2458 O.R.),

**N 03° 38' 55" E, 648.90 feet** to an iron pin set;

Thence along new lines created by this survey:

**S 84° 52' 34" E, 566.94 feet** to an iron pin set;

**S 42° 49' 10" W, 818.12 feet** to the Point of Beginning, passing an iron pin set at 251.74 feet and **containing 5.381 acres** of which 0.795 acres are contained within Parcel H010010021900 and 4.586 acres are contained within Parcel H010010022701.

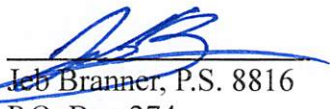
Subject to all easements and rights of way of record.

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

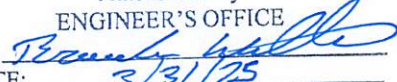
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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, 2025 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: 3/31/25

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

MAR 31 2025

Jill Davidson  
Athens County Auditor



found by corner post

S 84°18'34" E  
1156.63'

N 03°38'55" E  
182.34'

S 84°52'34" E  
566.94'

WEST  
492-2458 OR

## 5.381 ACRES

PARCEL BREAKDOWN  
H010010021900: 0.795 AC  
H010010022701: 4.586 AC

+251.74'  
set near hickory tree

GRANTOR  
GAMBILL  
277-1175 OR  
H010010022701

N 03°38'55" E  
648.90'

S 42°49'10" W  
818.12'

N 86°14'33" W  
109.45'

39911  
0.9162

S 86°23'57" E  
675.25'

found by corner post

P.O.B.

\*N:452237.74, E:2044489.00  
bearing N 23°49'51" W, 2394.06' (calculated)  
from the Southeast corner of Fraction 6

GRANTOR  
GAMBILL  
412-47 OR  
H010010021900

set by post  
near swale

N 08°05'11" E 691.99'

S 08°06'13" W 701.94'

set on edge  
of drive

N 74°58'29" W  
50.00'

FACTORY RD  
CR-14

0 150 300 450

Scale 1"=150'

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

● = Iron pin found unless otherwise noted

△ = Magnail Set

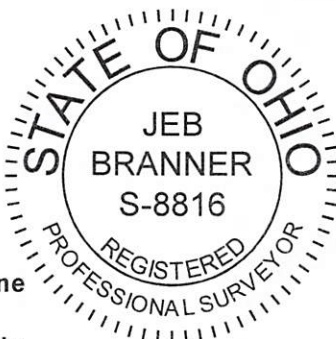
Bearings: N.A.D. 83 - Grid North - Ohio South Zone

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

\*Coordinates are to be used for GIS purposes only

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: [Signature]  
DATE: 3/31/25



SURVEY OF A 5.381 ACRE TRACT  
Situating in Fraction 6, Section 15,  
T.10, R.15, Lee Twp., Athens Co., OH  
Surveyed Completed March, 2025

By: [Signature]  
Jeb Branner, P.S. 8816  
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The Plains, OH 45780  
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