

## DESCRIPTION OF A 1.986 ACRE TRACT

Situated in Fraction 36, Section 15, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010021507 as described in Volume 598, Page 771 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing N 19° 08' 59" W, 1598.17 feet (calculated) from the Southeast corner of Fraction 36, Section 15, Lee Township:

Thence along a new line created by this survey,  
N 80° 59' 10" W, 234.45 feet to a point in County Road 10 (Baker Road), passing an iron pin set at 206.39 feet;

Thence along said road,

N 10° 56' 44" E, 411.66 feet to a point;

Thence leaving said road and along the South lines of Hanning (285-1457 O.R.) the following three courses:

(1) S 72° 38' 31" E, 99.76 feet to an iron pin found, passing an iron pin found at 14.14 feet;

(2) S 23° 32' 23" E, 137.46 feet to an iron pin found;

(3) S 56° 09' 44" E, 101.84 feet to an iron pin set;

Thence along a new line created by this survey,

S 19° 35' 50" W, 242.46 feet to the Point of Beginning and **containing 1.986 acres.**

The remainder of Grantor's tract is to be made continuous and contiguous with Parcel H01001021506.


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 an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed October, 2022 by

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




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

OCT 13 2022

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/13/22

SURVEY OF A 1.986 ACRE TRACT  
 Situated in Fraction 36, Section 15, T.10, R.15,  
 Lee Twp., Athens Co., OH  
 Surveyed October, 2022

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



BEAN & BEAN LLC  
 404-2080 OR

**1.986 Acres**

N 10°56'44" E 411.66'

P.O.B.

\*N:451722.67, E:2042178.74  
 bearing N 19°08'59" W, 1598.17' (calculated)  
 from the Southeast corner of Fraction 36,  
 Section 15, Lee Township

N 80°59'10" W  
 234.45'

+206.39'

bent

S 56°09'44" E  
 101.84'

S 23°32'23" E  
 137.46'

S 72°38'31" E  
 99.76'

+14.14'

BEAN  
 553-811 OR

BAKER RD  
 CR-10

HANNING  
 285-1457 OR

APPROVED BY ATHENS  
 COUNTY PLANNING  
 COMMISSION  
 DATE: 10/25/2022  
*Jan Orr*



iron pin called for  
 absorbed by tree

GRANTOR  
 TERRY  
 598-771 OR  
 H010010021507  
 SURVEY REF  
 5.1173 AC  
 BAYHA, 6139  
 OCT 24, 1997

Note: remainder of grantor's tract to be made  
 continuous and contiguous with parcel H010010021506

TERRY  
 285-580 OR  
 H010010021506

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *[Signature]*  
 DATE: 10/13/22



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 for GIS purposes only