

**DESCRIPTION OF AN EXISTING 76.034 ACRE TRACT  
to be continuous and contiguous with Roop (141-950 O.R.) (Vinton County)**

Situated in Section 19 & Fraction 19 (Section 20), T.10, R.15, Lee Township, Athens County, Ohio and being all of Parcels H010010012500 & H010010012600, as described in Volume 416, Page 1696 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at stone taken to be the Northwest corner of Fraction 19, Section 20, Lee Township:

Thence along the South line of Brooks (373-1029 O.R.),  
**S 87° 11' 29" E, 1461.68 feet** to an iron pin set in a stump at the intersection of two fence lines;  
Thence along the West line of The Theodore L. & Janet K. Jones Trust (509-1921 O.R.),  
**S 03° 36' 38" W, 2237.87 feet** to an iron pin set at the intersection of two fence lines and the common line of Fraction 19 (Section 20) and Section 19;  
Thence along said section line and the North lines of Tabler (519-1236 O.R.), Grimm (533-37 O.R.), and Davis (533-2302 O.R.),  
**N 85° 25' 51" W, 1049.82 feet** to an iron pin set, passing a stone found at 70.71 feet, and iron pins found at 582.25 feet and 983.98 feet;  
Thence along Grantor's South line (see note on deed overlap),  
**S 58° 14' 44" W, 517.39 feet** to an iron pin set on the Northeast corner of Davis and the common line of Athens and Vinton County;  
Thence along said County line and the East line of Roop (141-950 O.R. Vinton),  
**N 03° 50' 28" E, 306.50 feet** to a point taken to be the Northwest corner of Section 19;  
Thence continuing along said County line and the West line of Brooks (151-517 O.R. Vinton),  
**N 03° 50' 28" E, 2192.82 feet** to the Point of Beginning and **containing 76.034 acres total** of which 1.48 acres are contained within Section 19 and 74.554 acres are contained within Fraction 19 (Section 20) and to be continuous and contiguous with Roop (141-950 O.R.) (Vinton County).

**Surveyor's Note:** An area of deed overlap (0.226 Ac.) exists in the Northwest corner of Section 19 and originated in a distance established in a 1950 survey by Harry Dusz and perpetuated in a 1979 survey by William Watkins.


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 January, 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: 1/29/24

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

JAN 29 2024

Jill Davidson  
Athens County Auditor

BROOKS  
373-1029 OR

S 87°11'29" E  
1461.68'

P.O.B.

\*N:446105.03, E:2034653.96  
taken to be the Northwest corner  
of Fraction 19, Section 20, Lee Twp

set in a stump at  
the intersection  
of two fence lines

remnants of  
old fence

# 76.034 ACRES TOTAL

TO BE CONTINUOUS AND CONTIGUOUS WITH  
ROOP, 141-950 OR (VINTON CO)

### ACREAGE BREAKDOWN

H010010012600: FR 19: 74.554 AC  
H010010012500: SEC 19: 1.480 AC

### ORIGINAL DEED REFERENCE

ROOP  
416-1696 OR

BROOKS  
151-517 DR

N 03°50'28" E  
2192.82'

S 03°36'38" W  
2237.87'

**SURVEYOR'S NOTE:** An area of deed overlap (0.226 Ac.)  
exists in the Northwest corner of Section 19 and originated  
in a distance established in a 1950 survey by Harry Dusz  
and perpetuated in a 1979 survey by William Watkins.

THE THEODORE L &  
JANET K JONES TRUST  
509-1921 OR

NW corner of Section 19  
by Watkins survey  
bears S 42°19'58" E,  
1.81' from location of  
NW corner of Section  
19 as determined by  
this survey

location of corner by Junior deed  
(Watkins pin called for not found)

64.09' (difference between Junior/Senior deed corner locations)

16'x24' outbuilding

location of corner by Senior deed

called for in Watkins survey

N 85°25'51" W 1049.82'

set at intersection  
of two fence lines

N 03°50'28" E  
306.50'  
18.5 rods, 306.5'  
(both deeds)  
access drive

(Senior deed)  
25.5 rods, 420.75'

access drive

467.30' (Junior deed)  
S 58°14'44" W 517.39'  
29 rods, 478.5' (Senior deed)  
(buried woven wire remnants found)

GRIMM  
533-37 OR  
SURVEY REF  
7.896 AC (TRACT 2)  
WATKINS 5216  
AUG 1979

Price, 8362  
TABLER  
519-1236 OR  
SURVEY REF  
7.898 AC (TRACT 3)  
WATKINS 5216  
AUG 1979

AREA OF BOUNDARY OVERLAP: 0.226 AC

DAVIS  
533-2302  
SURVEY REF  
7.898 AC (TRACT 1)  
WATKINS 5216  
AUG 1979

called for in  
Watkins survey

ROOP  
141-950 OR

remnants of post  
called for in  
Watkins survey

Vinton Co  
Athens Co  
518.00'

US-50

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca Wilton*  
DATE: 1/29/24



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Historic Tax Plat, 1978 Watkins  
Survey, County Survey Records, Deed Records,  
Aerial Imagery (2022, 1951)

\*Coordinates are to be used for GIS purposes only



**SURVEY OF AN EXISTING  
76.034 ACRE TRACT**  
Situated in Section 19 & Fraction 19  
(Section 20), T.10, R.15, Lee Twp.,  
Athens Co., OH  
Surveyed Completed January, 2024

By: *Jeb Branner*  
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