

DESCRIPTION OF AN EXISTING 4.489 ACRE TRACT

Situated in Section 24, T.10, R.15, Lee Township, Athens County, Ohio and being Parcel H010010033801 as described in Volume 599, Page 969 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 35° 42' 36" E, 1745.68 feet from a notched stone found at the Northwest corner of Section 24:

Thence along the West lines of Space (594-1792 O.R.) the following three courses:

- (1) S 17° 00' 57" W, 253.20 feet to an iron pin found;
- (2) S 53° 14' 33" W, 78.61 feet to an iron pin found;
- (3) S 09° 48' 24" E, 269.69 feet to a railroad spike found in Township Road 12 (Scott Road), passing an iron pin set at 216.71 feet;

Thence along said road the following two courses:

N 52° 26' 17" W, 337.60 feet to a point;

N 86° 46' 16" W, 184.19 feet to a point;

Thence leaving said road and along the East line of Cunningham (118-717 O.R.),

N 03° 40' 49" E, 373.01 feet to a point near a utility box, passing iron pins set at 19.76 feet and 367.45 feet;

Thence along South lines of Deri (212-821 O.R.) and Gaertner (320-65 O.R.),

S 86° 18' 12" E, 519.79 feet to the Point of Beginning, passing an iron pin set at 5.81 feet and containing 4.489 acres.


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 September, 2023 by


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

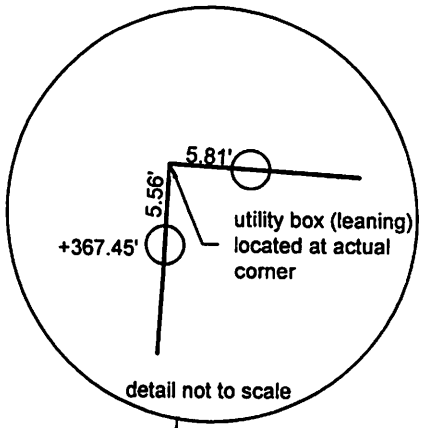


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/6/23

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

OCT 06 2023

Jill Davidson
Athens County Auditor



DERI
212-821 OR

GAERTNER
320-65 OR

P.O.B.
*N:469551.08, E:2037379.73
bearing S 35°42'36" E, 1745.68'
from a notched stone found at the
Northwest corner of Section 24

S 86°18'12" E
519.79'

S 86°18'09" E
231.75'

4.489 ACRES

CUNNINGHAM
118-717 OR

SECLUDED OAKS LLC
599-969 OR
H010010033801
SURVEY REF
9.148 AC
WHALEY, 4986
SEPT, 1973

private drive 40' RW
N 03°40'49" E 373.01'

N 17°00'57" E 253.20'
N 53°14'33" E 78.61'

4.656 ACRES

ARNOLD
44-328 OR

SPACE
594-1792 OR
H010010033800
SURVEY REF
4.656 AC
BRANNER, 6805
OCT, 2004

TR-12
SCOTT RD

+19.76'
N 86°46'16" W
184.19'

N 52°26'17" W
337.60'

N 09°48'24" W 269.69'
+52.98'
(+216.71')

S 04°14'22" W
845.24'

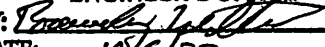
SCHARENBERG
362-376 OR

N 40°37'39" W
399.18'

+794.92'

TR-12
SCOTT RD

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/6/23

0' 150' 300' 450'

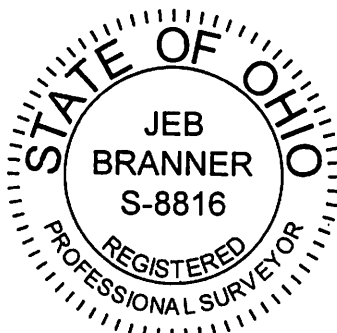


Scale 1"=150'


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



SURVEY OF TWO EXISTING TRACTS
Sited in Section 24, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed Completed September, 2023

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