

DESCRIPTION OF AN EXISTING 4.656 ACRE TRACT

Situated in Section 24, T.10, R.15, Lee Township, Athens County, Ohio and being Parcel H010010033800 as described in Volume 594, Page 1792 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 South line of Gaertner (320-65 O.R.),

S 86° 18' 09" E, 231.75 feet to an iron pin found in a fence line;

Thence along the West line of Arnold (44-328 O.R.),

S 04° 14' 22" W, 845.24 feet to a railroad spike found in Township Road 12 (Scott Road), passing an iron pin found at 794.92 feet;

Thence along said road,

N 40° 37' 39" W, 399.18 feet to a railroad spike found;

Thence leaving said road and along the East line of Secluded Oaks LLC (599-969 O.R.) the following three courses:

(1) **N 09° 48' 24" W, 269.69 feet** to an iron pin found, passing an iron pin set at 52.98 feet;

(2) **N 53° 14' 33" E, 78.61 feet** to an iron pin found;

(3) **N 17° 00' 57" E, 253.20 feet** to the Point of Beginning and **containing 4.656 acres.**

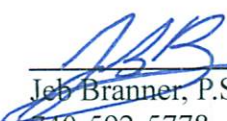
Subject to all easements and rights of way of record.

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



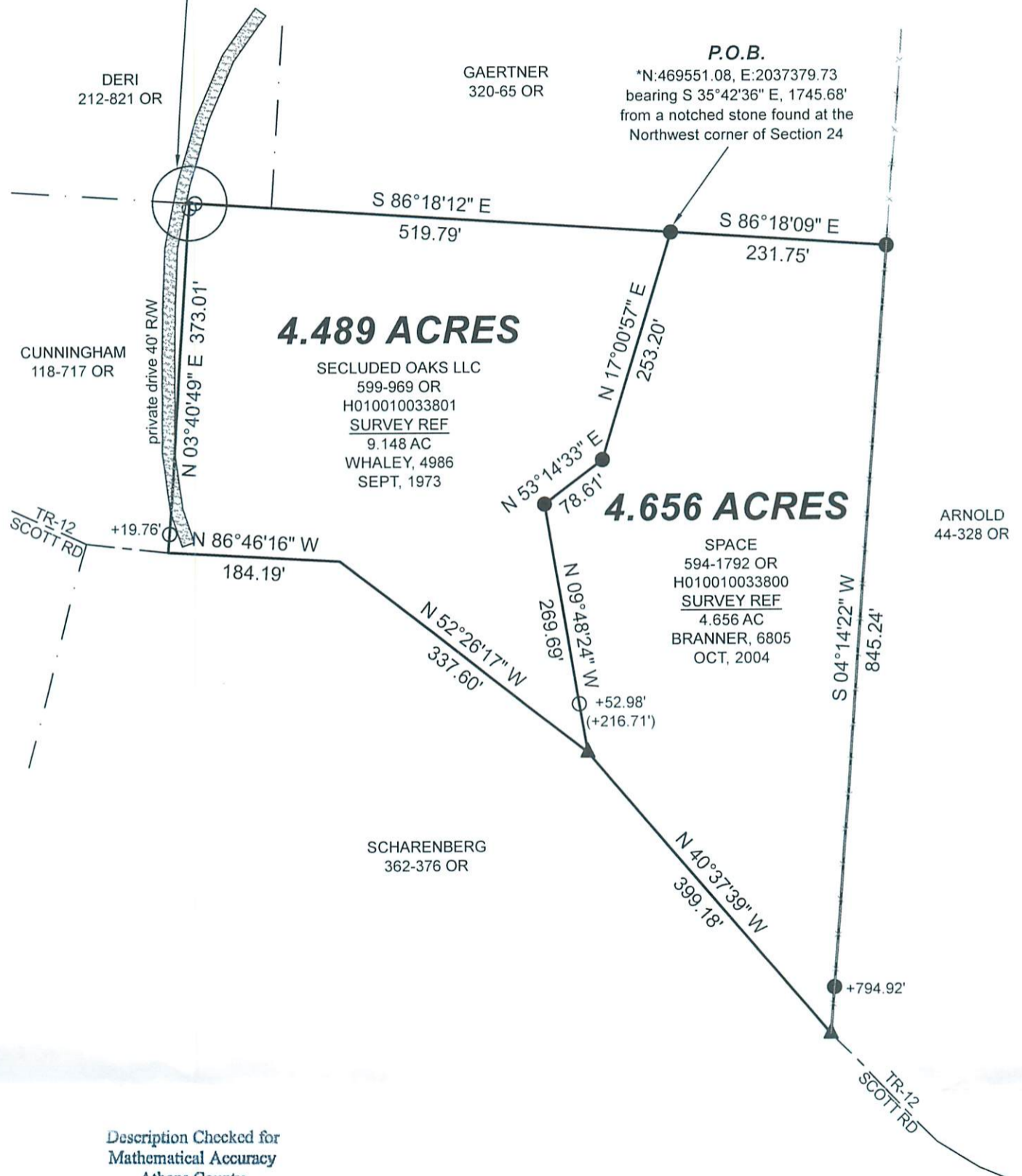
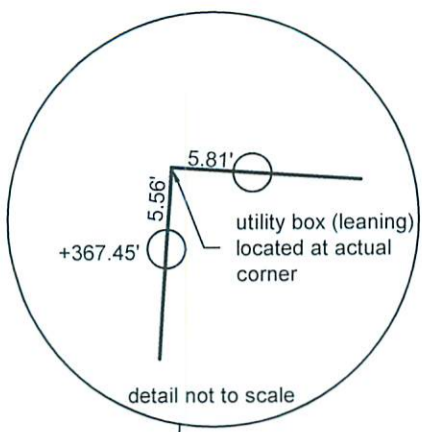
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

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



4.489 ACRES

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

4.656 ACRES

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 10/6/23



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
Situated in Section 24, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed Completed September, 2023

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