

DESCRIPTION OF A 2.962 ACRE TRACT

Situated in Section 5, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010043207 as described in Volume 608, Page 1484 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 80 (Enlow Road) and bearing S 23° 42' 18" E, 1546.90 feet (calculated) from the Northwest corner of the Northeast Quarter of Section 5:

Thence leaving said road along new lines created by this survey the following three courses:

- (1) N 64° 13' 04" E, 394.58 feet to an iron pin set, passing an iron pin set at 23.48 feet;
- (2) N 80° 44' 55" E, 253.35 feet to an iron pin set;
- (3) S 07° 13' 36" W, 167.99 feet to an iron pin set on the North line of Swarter (525-2343 O.R.);

Thence along said North line of Swart,

S 60° 58' 19" W, 546.81 feet to a point in County Road 80 (Enlow Road), passing an iron pin found at 516.81 feet;

Thence along said road,

N 25° 47' 02" W, 243.92 feet to the Point of Beginning and **containing 2.962 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 June, 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: 6/9/25

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

JUN 09 2025

Jill Davidson
Athens County Auditor

CR-80
ENLOW RD

TUURI
605-2619 OR

TR-17
WOOTEN RD

ROLSTON
623-887 OR

CR-80
ENLOW RD

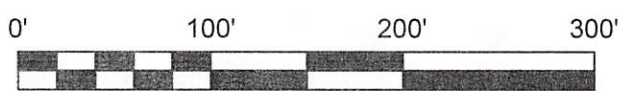
P.O.B.

*N:462938.06, E:2055570.28
bearing S 23°42'18" E, 1546.90' (calc)
from the Northwest corner
of the Northeast Quarter
of Section 5

2.962 ACRES

GRANTOR
LUCAS
608-1484 OR
H010010043207
SURVEY REF
7.009 AC
NEWMAN 8043
JUN 2014

SWART
525-2343 OR



Scale 1"=100'

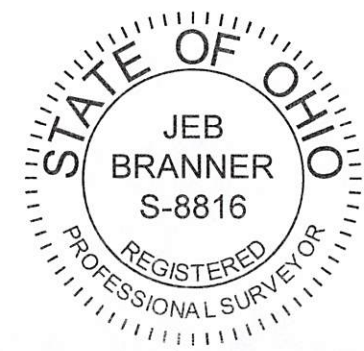
○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found unless otherwise noted

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: 6/9/25



SURVEY OF A 2.962 ACRE TRACT
Situating in Section 5, T.10, R.15,
Lee Twp., Athens Co., OH
Survey Completed June, 2025

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