

DESCRIPTION OF A 4.430 ACRE TRACT
Tract 4

Situated in Fraction 3, Section 9, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010024200 as described in Volume 581, Page 860 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at stone found at the Southeast corner of Section 9, thence along a fence line, N 03° 37' 12" E, 606.66 feet to a point in County Road 14 (Factory Road), thence along said road, N 85° 45' 18" W, 1072.74 feet to a point and also being the **Point of Beginning** for the tract of land herein described:

Thence along said road:

N 85° 45' 18" W, 72.62 feet to a point;

S 82° 18' 17" W, 68.42 feet to a point;

Thence along East line of Hale (533-2102 O.R.),

N 03° 27' 11" E, 643.44 feet to an iron pin set by a corner post;

Thence along the South line of Allen (371-523 O.R.),

S 86° 28' 21" E, 470.78 feet to an iron pin set;

Thence along a new line created by this survey,

S 31° 09' 03" W, 712.21 feet to the Point of Beginning, passing an iron pin set at 673.33 feet and **containing 4.430 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed August, 2021 by

Jeb Branner, P.S. 8816



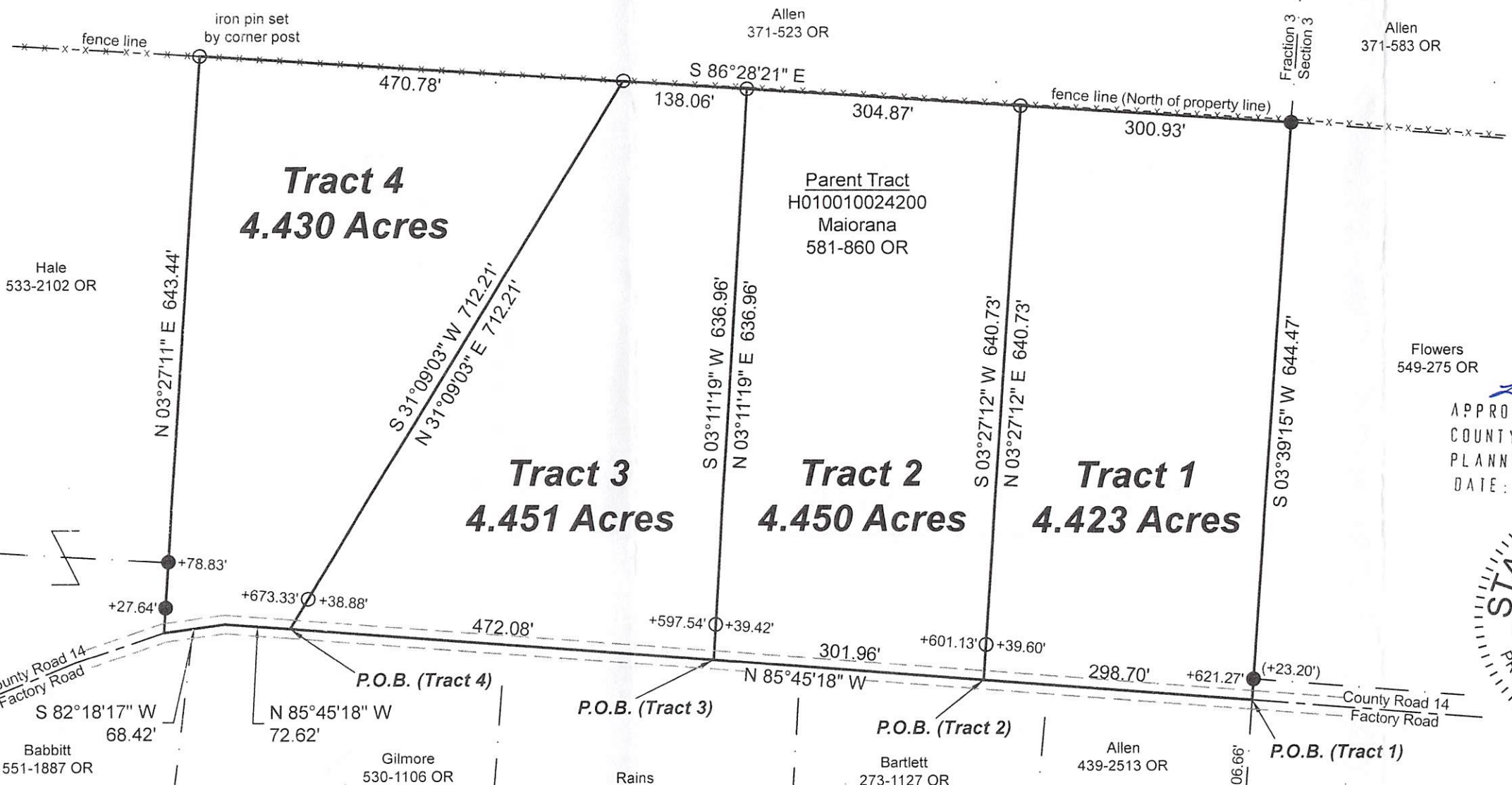
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brandi Williams
DATE: 9/8/21

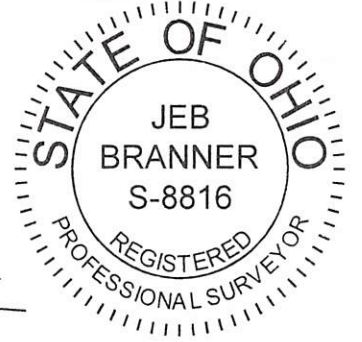
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

SEP 08 2021

Jill Thompson
Athens County Auditor



APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
 DATE: 9/24/2021



Scale 1"=150'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found
 □ = Stone found
 Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates are to be used GIS purposes only

Description Checked for Mathematical Accuracy
 Athens County ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 9/8/21

stone found at the Southeast corner of Section 9, Lee Twp.
 N 03°37'12" E 606.66'

SURVEY OF FOUR TRACTS
 Situated in Fraction 3, Section 9, T.10, R.15, Lee Twp., Athens Co., OH
 Surveyed August, 2021

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