

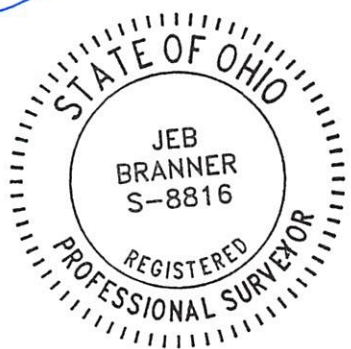
DESCRIPTION OF A 4.451 ACRE TRACT
Tract 3

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, 600.66 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, 472.08 feet to a point;
Thence leaving said road and along a new line created by this survey,
N 31° 09' 03" E, 712.21 feet to an iron pin set, passing an iron pin set at 38.88 feet;
Thence along the South line of Allen (371-523 O.R.),
S 86° 28' 21" E, 138.06 feet to an iron pin set;
Thence along a new line created by this survey,
S 03° 11' 19" W, 636.96 feet to the Point of Beginning, passing an iron pin set at 597.54 feet and
containing 4.451 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

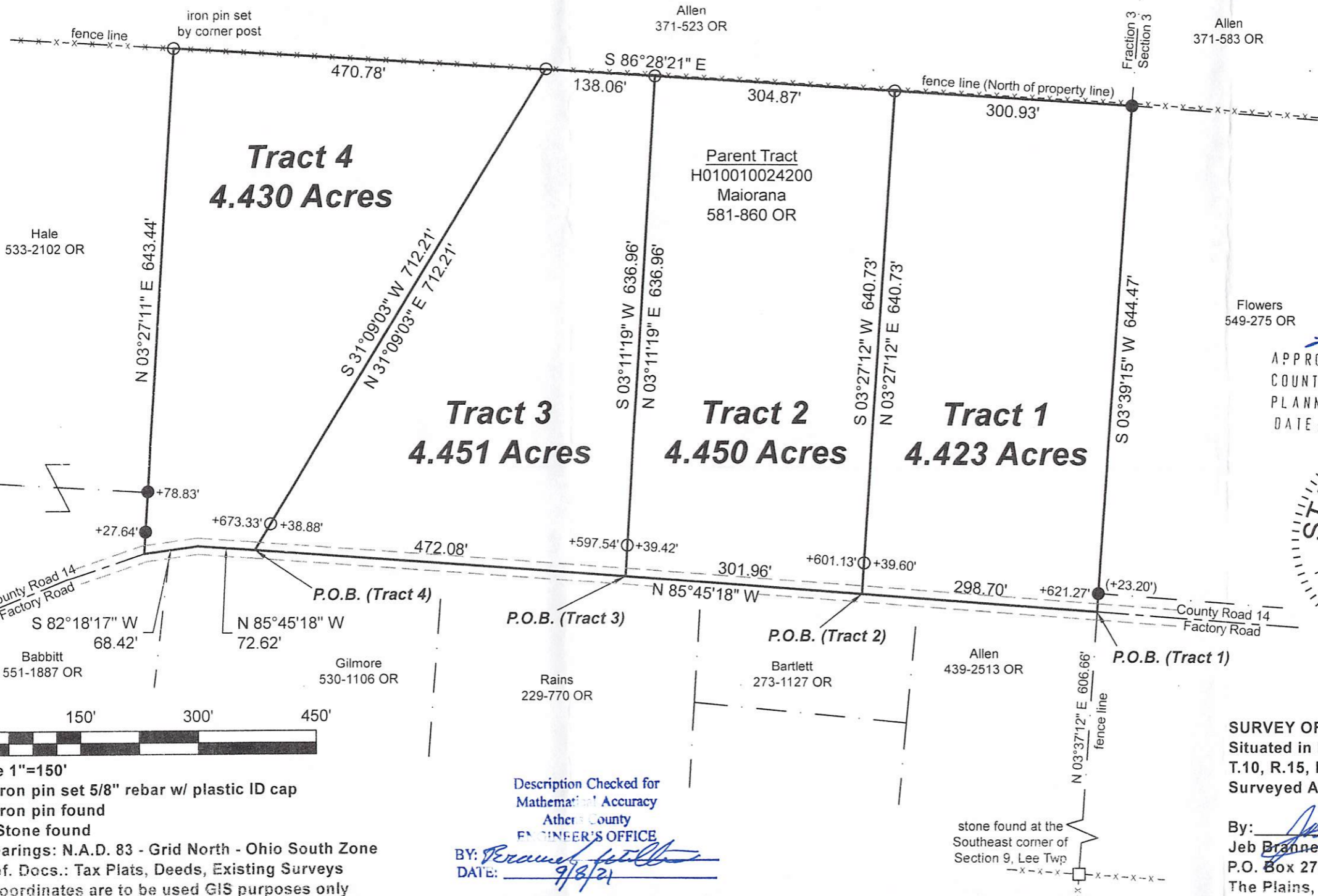


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Williams
DATE: 9/8/21

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

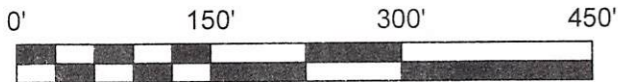
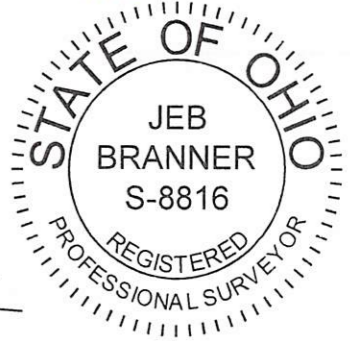
SEP 08 2021

Jill Thompson
Athens County Auditor



Flowers
549-275 OR

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: *Jeb Branner*
DATE: *9/8/21*

stone found at the
Southeast corner of
Section 9, Lee Twp

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

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