

DESCRIPTION OF A 2.046 ACRE TRACT

to be continuous and contiguous with Parcel J010010021201, Torres (596-502 O.R.)

Situated in Section 16, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of Parcel J010010021200 as described in Volume 571, Page 1107 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set in a previous survey and bearing N 62° 19' 25" E, 579.61 feet from the Southeast Corner of Fraction 17 (Section 22):

Thence along new lines created by this survey:

S 86° 25' 32" E, 249.90 feet to an iron pin set;

S 22° 53' 14" W, 755.79 feet to an iron pin set in a previous survey;

Thence along the East line of Torres (596-502 O.R.),

N 03° 34' 44" E, 713.26 feet to the Point of Beginning and **containing 2.046 acres** and to be continuous and contiguous with Parcel J010010021201, Torres (596-502 O.R.)


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 April, 2023 by


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



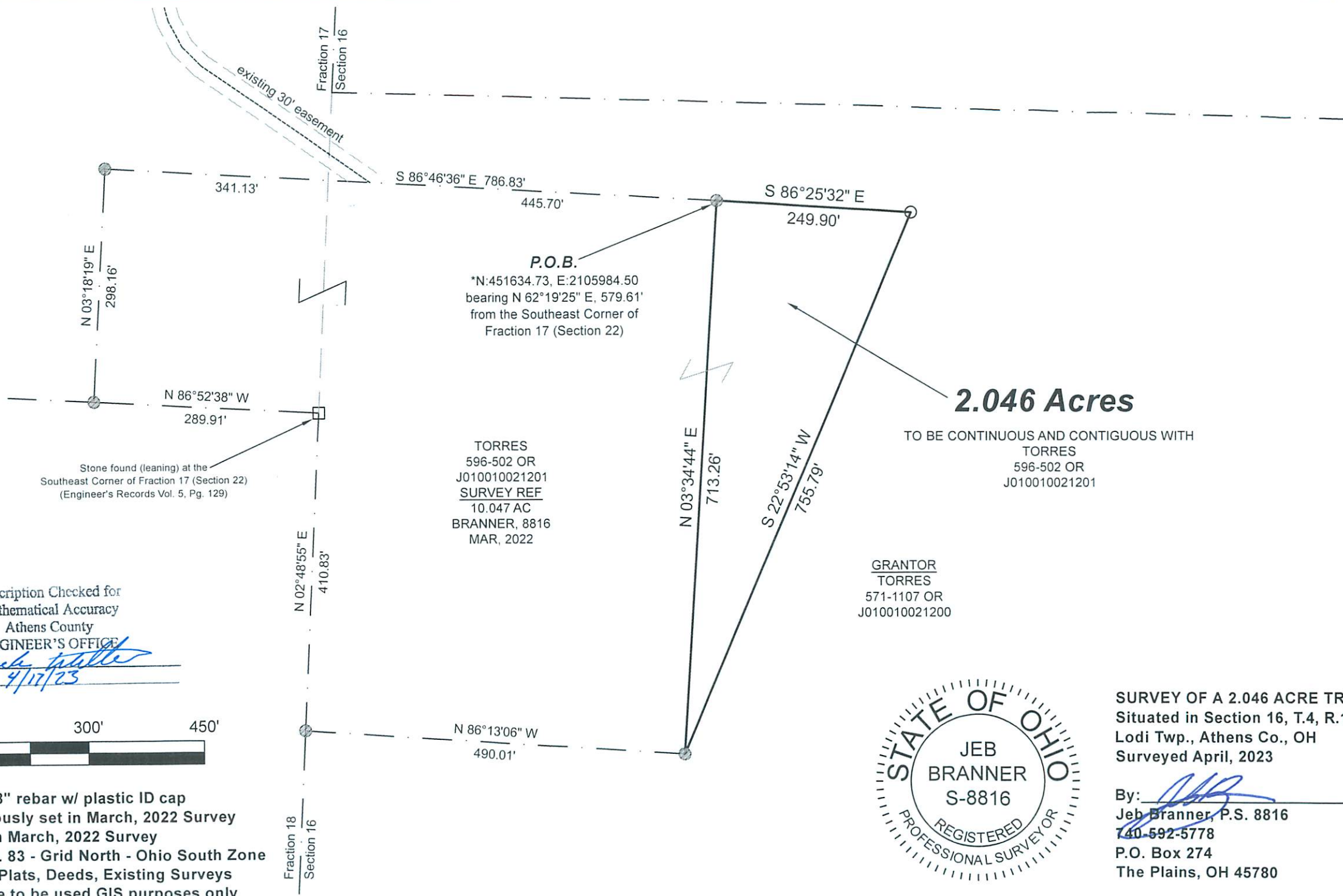
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/17/23

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

APR 17 2023

Jill Thompson
Athens County Auditor



2.046 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
TORRES
596-502 OR
J010010021201

GRANTOR
TORRES
571-1107 OR
J010010021200

TORRES
596-502 OR
J010010021201
SURVEY REF
10.047 AC
BRANNER, 8816
MAR, 2022

Stone found (leaning) at the
Southeast Corner of Fraction 17 (Section 22)
(Engineer's Records Vol. 5, Pg. 129)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 4/17/23



Scale 1"=150'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin previously set in March, 2022 Survey
- = Stone found in March, 2022 Survey

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



SURVEY OF A 2.046 ACRE TRACT
Sited in Section 16, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed April, 2023

By: *Jeb Branner*
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The Plains, OH 45780