

## DESCRIPTION OF A 7.204 ACRE TRACT

Situated in Section 11, T.6, R.12, Rome Township, Athens County, Ohio and being a part of Parcel K010010021904 as described in Volume 290, Page 186 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing N 27° 37' 19" E, 1493.91 feet (calculated) from the Southwest corner of Section 11:

Thence along the South line of Toussant Family LLC (561-841 O.R.),  
**S 86° 50' 39" E, 816.58 feet** to a point in Township Road 190 (Haga Ridge Road), passing an iron pin found at 781.37 feet;

Thence along said road the following two courses:

**S 18° 44' 23" E, 108.50 feet** to a point;

**S 27° 01' 00" E, 178.90 feet** to a point;

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

(1) **S 79° 23' 31" W, 194.19 feet** to an iron pin set, passing an iron pin set at 38.66 feet;

(2) **S 33° 28' 18" W, 207.69 feet** to an iron pin set;

(3) **S 04° 15' 52" E, 84.75 feet** to an iron pin set;

(4) **N 71° 54' 18" W, 180.51 feet** to an iron pin set;

(5) **N 21° 34' 34" W, 137.48 feet** to an iron pin set;

(6) **N 05° 58' 42" E, 204.43 feet** to an iron pin set;

(7) **S 84° 08' 11" W, 74.52 feet** to an iron pin set;

(8) **S 59° 27' 50" W, 247.62 feet** to an iron pin set;

(9) **N 56° 28' 05" W, 180.64 feet** to an iron pin set;

(10) **N 23° 42' 21" W, 188.36 feet** to an iron pin set;

(11) **N 47° 48' 19" E, 110.97 feet** to the Point of Beginning and **containing 7.204 acres.**

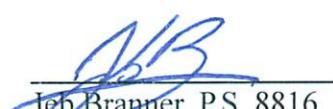
Subject to all easements and rights of way of record.

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 December, 2023 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: 1/17/24

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

JAN 17 2024

Jill Davidson  
Athens County Auditor

TOUSSANT FAMILY LLC  
561-841 OR  
SURVEY REF  
87.265 AC  
BRANNER 6805  
OCT 2019

WILSON  
352-2643 OR

N 86°50'39" W  
619.33'

S 86°50'39" E 816.58'

+781.37'

HAGA RIDGE RD  
TR-190

S 18°44'23" E  
108.50'

S 27°01'00" E  
178.90'

HAGA RIDGE RD  
TR-190

S 79°23'31" W  
194.19'

+38.66'

S 33°28'18" W  
207.69'

S 04°15'52" E  
84.75'

N 71°54'18" W  
180.51'

N 21°34'34" W  
137.48'

N 05°58'42" E  
204.43'

S 84°08'11" W  
74.52'

S 59°27'50" W  
247.62'

N 56°28'05" W  
180.64'


N 23°42'21" W  
188.36'

N 47°48'19" E  
110.97'

**P.O.B.**  
\*N:487545.17, E:2146673.53  
bearing N 27°37'19" E, 1493.91' (calc)  
from the Southwest corner of Section 11

**7.204 ACRES**

**SURVEY OF A 7.204 ACRE TRACT**  
Situating in Section 11, T.6, R.12,  
Rome Twp., Athens Co., OH  
Surveyed Completed December, 2023

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

GRANTOR  
EASTON  
290-186 OR  
K010010021904



0' 100' 200' 300'



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

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DATE: 1/17/24