

DESCRIPTION OF AN EXISTING 1.996 ACRE TRACT

Situated in Section 8, T.11, R.14, Trimble Township, Athens County, Ohio and being all of
Parcels M060010001800 & M060010001700 as described in Volume 515, Page 2379 of the
Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 03° 31' 17" W, 2256.36 feet (calculated) from the
Northwest corner of Section 8:

Thence along the South line of Eing (368-1253 O.R.),
S 86° 04' 24" E, 272.40 feet to an iron pin set;
Thence along the West line of Fox (370-633 O.R.),
S 04° 03' 34" W, 319.12 feet to an iron pin set, passing an iron pin set at 26.00 feet;
Thence along the North line of Skinner (582-633 O.R.),
N 86° 04' 24" W, 272.40 feet to an iron pin set;
Thence along the East line of T & D Properties Ltd (480-1161 O.R.),
N 04° 03' 34" E, 319.12 feet to the Point of Beginning and **containing 1.996 acres.**

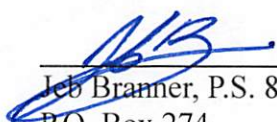
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

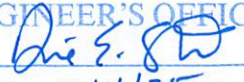
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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 October, 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: 11/4/25

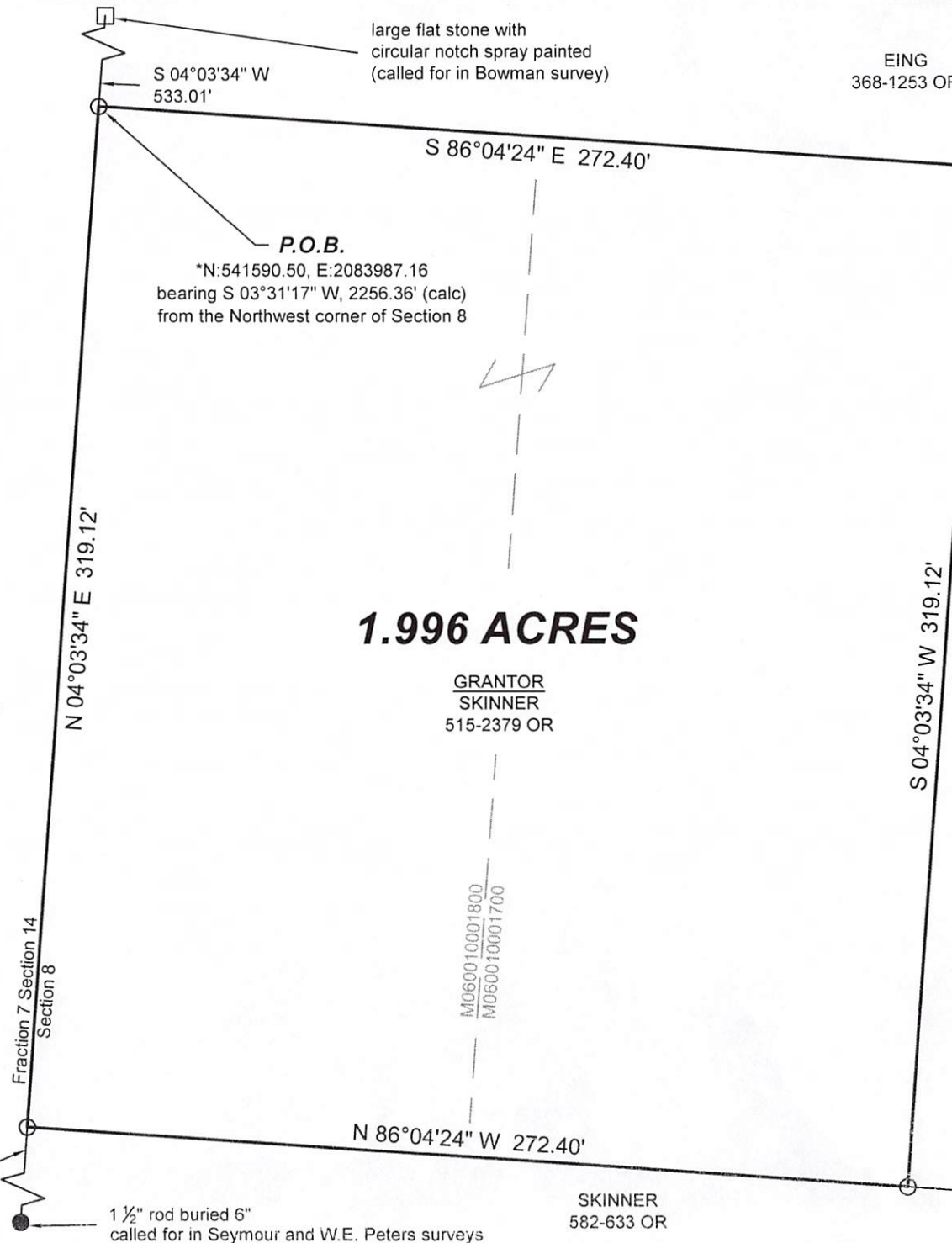
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 04 2025

Jill Davidson
Athens County Auditor



T & D PROPERTIES LTD
480-1161 OR

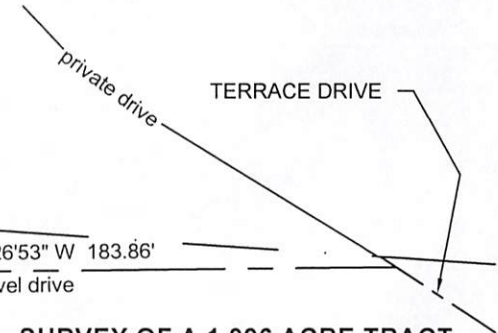


EING
368-1253 OR

FOX
370-633 OR

GRANTOR
SKINNER
515-2379 OR

SKINNER
582-633 OR



SURVEY OF A 1.996 ACRE TRACT
Situated in Section 8, T.11, R.14,
Trimble Twp., Athens Co., OH
Survey Completed October, 2025

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

Description Checked for
Mathematical Accuracy
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BY:
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SURVEY REFERENCES

Bowman, PS 7135, 10.405 & 37.394 ac, dated
September 2000 & 4/29/92 respectively
Swoyer, PS 6765, 5.2419 ac, dated 2/03/94
W.E. Peters survey No. 248 dated June 1889, Athens
County Engineer's survey record 5-132,133

0' 50' 100' 150'



Scale 1"=50'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone found

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