

DESCRIPTION OF A 33.171 ACRE TRACT

Tract III

Situated in Section 12, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010052200 as described in Volume 626, Page 561 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Northeast Quarter of Section 12, thence N 02° 09' 14" E, 654.94 feet along the East line of Packard (253-590 O.R.), to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence continuing along the East line of Packard,

N 02° 09' 14" E, 303.63 feet to an iron pin found

Thence along the East line of Stalnaker (341-2077 O.R.),

N 01° 50' 44" E, 432.87 feet to a stone found;

Thence along the South line of Lawson (236-600 O.R.),

S 88° 11' 49" E, 1646.83 feet to an iron pin set;

Thence along new lines created by this survey the following three courses:

(1) **S 11° 10' 00" W, 483.95 feet** to an iron pin set;

(2) **S 82° 22' 47" E, 629.36 feet** to an iron pin set;

(3) **N 88° 15' 16" E, 294.02 feet** to a point in County Road 62 (North Torch Road), passing an iron pin set at 264.05 feet;

Thence along said road,

S 01° 02' 35" E, 137.19 feet to a point;

Thence along a new line created by this survey:

N 89° 06' 01" W, 347.61 feet to an iron pin set, passing an iron pin set at 29.96 feet;

Thence along a new line created by this survey and the West line of Miller (626-561 O.R.),

S 00° 28' 20" W, 157.63 feet to an iron pin found;

Thence along a new line created by this survey,

N 85° 53' 29" W, 2154.51 feet to the Point of Beginning and **containing 33.171 acres.**

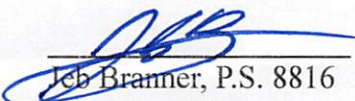
Subject to all easements and rights of way of record.

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 August, 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: 8/13/2025

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

AUG 13 2025

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 33.446 ACRE TRACT
Tract IV

Situated in Section 12, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010052200 as described in Volume 626, Page 561 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Southwest corner of the Northeast Quarter of Section 12:

Thence along the East line of Packard (253-590 O.R.),
N 02° 09' 14" E, 654.94 feet to an iron pin set;
Thence along a new line created by this survey,
S 85° 53' 29" E, 2154.51 feet to an iron pin found;
Thence along the South line of Miller (626-561 O.R.),
S 85° 19' 40" E, 349.74 feet to a point in County Road 62 (North Torch Road), passing an iron pin set at 330.94 feet;
Thence along said road:
S 18° 12' 37" W, 133.57 feet to a point;
S 33° 22' 34" W, 513.90 feet to a point;
Thence leaving said road and along the North lines of Grim (624-2644),
Sinnott (536-2037 O.R.), and Vanfosson (536-2032 O.R.),
N 87° 48' 02" W, 2199.33 feet to the Point of Beginning, passing an iron pin set at 30.00 feet and iron pins found at 736.27 feet and 1889.28 feet and **containing 33.446 acres.**

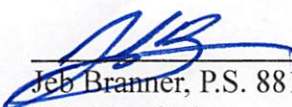
Subject to all easements and rights of way of record.

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

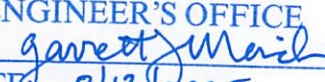
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 August, 2025 by


Jeb Branner, P.S. 8816
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**Situated in Section 12, T.5, R.11,
Troy Twp., Athens Co., OH
Survey Completed August, 2025**

5778



STATE OF OHIO

JEB
BRANNER
S-8816

REGISTERED
PROFESSIONAL SURVEYOR

0' 300' 600' 900'

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

*Coordinates are to be used for GIS purposes only

LAWSON
236-600 OR

TRACT II
5.016 ACRES

POWELL
569-881 OR
SURVEY REF
1.839 AC
BRANNER 6805
APR 2020

STALNAKER
341-2077 OR
SURVEY REF
10.07 AC
BRANNER 6805
OCT 1996

GRANTOR
MILLER
626-561 OR
L010010052200
SURVEY REF
73.71 AC
BOICE 6709
DEC 1985

TRACT III
33.171 ACRES

P.O.B. (TRACT II)

LYONS
333-487 OR
+174.48'

LAWSON
367-669 OR
SURVEY REF
2.4289 AC
WHALEY 4986
JUNE 1975

[illegible]

Section 12
Section 6

N 88°23'37" W
571.98'

P.O.B. (TRACT III)

PACKARD
253-590 OR
SURVEY REF
26.01 AC
BRANNER 6805
OCT 1996

P.O.B. (TRACT (IV)

*N:460699.19, E:2180245.31
stone found at the Southwest Corner
of the Northeast Quarter of Section 12

VANFOSSEN
536-2032 OR
SURVEY REF
39.750 AC
CLINE 8096
JUL 2017

SINNETT
536-2037
SURVEY REF
21.289 AC
CLINE 8096
JUL 2017

TRACT IV
33.446 ACRES

TRACT I
0.354 AC

to be continuous and contiguous with
Parcel L010010052201, Miller (626-561 OR)

RADCLIFF
615-1160 OR

513
+19.2'
iron pipe found
0.75' South of line

WINGLER
440-1139 OR

GRIM
624-2644 OR

Section 12
Section 6