

DESCRIPTION OF A 5.016 ACRE TRACT

Tract II

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, 958.57 feet along the East line of Packard (253-590 O.R.) to an iron pin found, thence N 01° 50' 44" E, 432.87 feet along the East line of Stalnaker (341-2077 O.R.) to a stone found, thence S 88° 11' 49" E, 1646.83 feet along the South line of Lawson (236-600 O.R.) to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence continuing along the South line of Lawson,

S 88° 11' 49" E, 264.82 feet to an iron pin set;

Thence along the West line of Lyons (333-487 O.R.) and Lawson (367-669 O.R.),

S 02° 39' 50" W, 257.88 feet to an iron pin found, passing an iron pin found at 174.48 feet;

Thence along the South line of Lawson (367-669 O.R.),

S 85° 48' 22" E, 149.96 feet to an iron pin found;

Thence along the West lines of Powell (569-881 O.R.) the following three courses:

(1) **S 02° 38' 35" W, 83.99 feet** to an iron pin found;

(2) **S 41° 25' 43" E, 196.68 feet** to an iron pin found;

(3) **N 88° 14' 05" E, 294.85 feet** to a point in County Road 62 (North Torch Road), passing an iron pin found at 269.31 feet;

Thence along said road,

S 00° 49' 46" E, 50.10 feet to a point;

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

(1) **S 88° 15' 16" W, 294.02 feet** to an iron pin set, passing an iron pin set at 29.97 feet;

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

(3) **N 11° 10' 00" E, 483.95 feet** to the Point of Beginning and **containing 5.016 acres.**

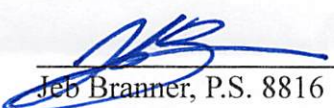
Subject to all easements and rights of way of record.

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

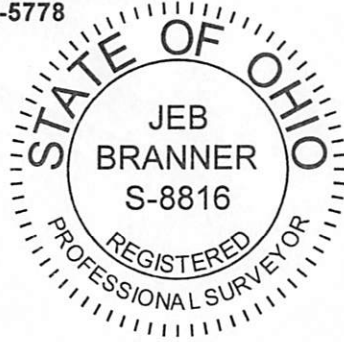
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 13 2025

Jill Davidson
Athens County Auditor

SURVEY OF FOUR TRACTS
Situating in Section 12, T.5, R.11,
Troy Twp., Athens Co., OH
Survey Completed August, 2025

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



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

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

LAWSON
236-600 OR

TRACT II
5.016 ACRES

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

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

MILLER
626-561 OR
L010010052201
SURVEY REF
1.00 AC
BOICE 6709
SEP 1985

RADCLIFF
615-1160 OR

WINGLER
440-1139 OR

GRIM
624-2644 OR

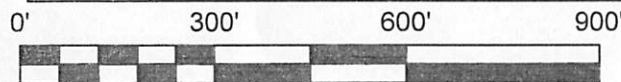
TRACT III
33.171 ACRES

TRACT IV
33.446 ACRES

TRACT I
0.354 AC

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

Line Table		
LINE	BEARING	DISTANCE
L1	S 89°06'01" E	347.61'
L2	S 01°19'25" E	38.33'
L3	S 88°57'20" W	348.92'
L4	N 00°28'20" E	50.15'
L5	S 88°11'49" E	264.82'
L6	S 02°39'50" W	257.88'
L7	S 85°48'22" E	149.96'
L8	S 02°38'35" W	83.99'
L9	S 41°25'43" E	196.68'
L10	N 88°14'05" E	294.85'
L11	S 00°49'46" E	50.10'
L12	S 88°15'16" W	294.02'
L13	S 01°02'35" E	137.19'
L14	S 00°28'20" W	157.63'
L15	S 85°19'40" E	349.74'
L16	S 18°12'37" W	133.57'



Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

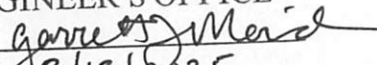
● = Iron pin found unless otherwise noted

□ = 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/13/2025

