

Description of a 4.032 Acre Tract

to be continuous and contiguous with Parcel L010010005904, Lantz (473-2390 O.R.)

Situated in the Southwest Quarter of Section 19, T.5, R.11, Troy Township, Athens County, Ohio and being a part of parcel L010010005903, as described in Volume 520, Page 141 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set, bearing N 46° 14' 11" E, 1565.35 feet (calculated) from an iron pipe called for at the Southwest corner of Section 19:

Thence along a new line created by this survey,

N 25° 53' 05" W, 256.09 feet to a point in Township Road 159 (East Hornsby Road), passing an iron pin set at 222.95 feet;

Thence along said road:

N 51° 07' 39" E, 172.77 feet to a point;

N 49° 39' 39" E, 225.15 feet to a point in the intersection of said road and County Road 59 (Four Mile Creek Road);

Thence along County Road 59 (Four Mile Creek Road) the following three (3) courses:

(1) S 34° 39' 21" E, 177.61 feet to a point;

(2) S 40° 49' 21" E, 225.54 feet to a point;

(3) S 16° 21' 39" W, 200.44 feet to a point;

Thence leaving said road and along a new line created by this survey:

N 86° 22' 04" W, 387.08 feet to the Point of Beginning, passing an iron pin found at 34.72 feet and **containing 4.032 acres**, which is to be continuous and contiguous with Parcel L010010005904, Lantz (473-2390 O.R.).

Subject to all easements and rights-of-ways of record

All iron pins set are 5/8 inch by 30 inch rebar with plastic I.D. cap stamped "Branner P.S. 6805"

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

The above description is based on a field survey completed January, 2021 by

Jeb Branner, S.I., under the supervision of:

John Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bernard Schillier*
DATE: 1/25/21

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

JAN 26 2021

Jill Thompson
Athens County Auditor

APPROVED BY ATHENS
 COUNTY REGIONAL
 PLANNING COMMISSION

DATE: 8/16/2022

TRANSFER
[Signature]

Mihm
 Jordan
 548-1538 OR

McKibben
 Jerry L & Patricia L
 53-104 DR

Twp Rd 161A
 Rock Run

Coleman
 Sherry, Trustee et al
 550-1135 OR

Twp Rd 159
 E Hornsby Rd

L010010005903
 Lantz
 Charles G & Mary A, Trustees
 520-141 OR

4.032 Acres

to be continuous and contiguous with
 L010010005904
 Lantz
 Charles G Jr
 (473-2390 OR)

+222.95'

N 25°53'05" W
 256.09'

S 16°21'50" W
 184.34'

N 86°22'04" W
 387.08'

+34.72'

S 16°21'39" W
 200.44'

P.O.B.

N:432369.82, E:2166444.95*
 bears N 46°14'11" E, 1565.35' (calculated)
 from an iron pipe called for at the
 Southwest corner of Section 19

L010010005904
 Lantz
 Charles G Jr
 473-2390 OR

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 1/25/21



Scale 1"=100'

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

Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates to be used for GIS purposes only



Survey of a 4.032 Acre tract
 Situated in the Southwest Quarter
 of Section 19, T.5, R.11,
 Troy Twp., Athens Co., OH
 Surveyed January, 2021
 by Jeb Branner, S.I.,
 under the supervision of:

By: *[Signature]*
 John M. Branner, P.S. 6805
 P.O. Box 274
 The Plains, OH 45780

