

DESCRIPTION OF A 1.047 ACRE TRACT

to be continuous and contiguous with Parcel L010010095600, Randolph (469-432 O.R.)

Situated in Section 33, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010095700 as described in Volume 525, Page 807 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing N 60° 59' 59" W 865.99 feet from the Southeast corner of Section 33 as per ODOT Right-of-Way plans ATH-50-31.66:

Thence along the North line of Randolph (469-432 O.R.),

N 86° 36' 30" W, 322.35 feet to a point;

Thence along the North line of Randolph (469-435 O.R.),

N 75° 48' 55" W, 66.68 feet to a point in Township Road 135 (Dixon Road);

Thence along said road:

N 13° 53' 23" E, 28.79 feet to a point;

N 01° 35' 45" E, 35.02 feet to a point;

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

(1) **N 69° 56' 19" E, 99.94 feet** to an iron pin set, passing an iron pin set at 26.24 feet;

(2) **N 84° 06' 24" E, 118.77 feet** to an iron pin set;

(3) **S 77° 12' 45" E, 205.34 feet** to an iron pin set;

(4) **S 18° 44' 33" W, 104.96 feet** to the Point of Beginning and **containing 1.047 acres** and to be continuous and contiguous with Parcel L010010095600, Randolph (469-432 O.R.)

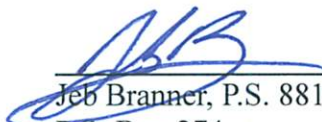
Subject to all easements and rights of way of record.

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

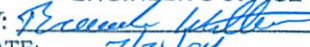
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed July, 2024 by


JEB Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



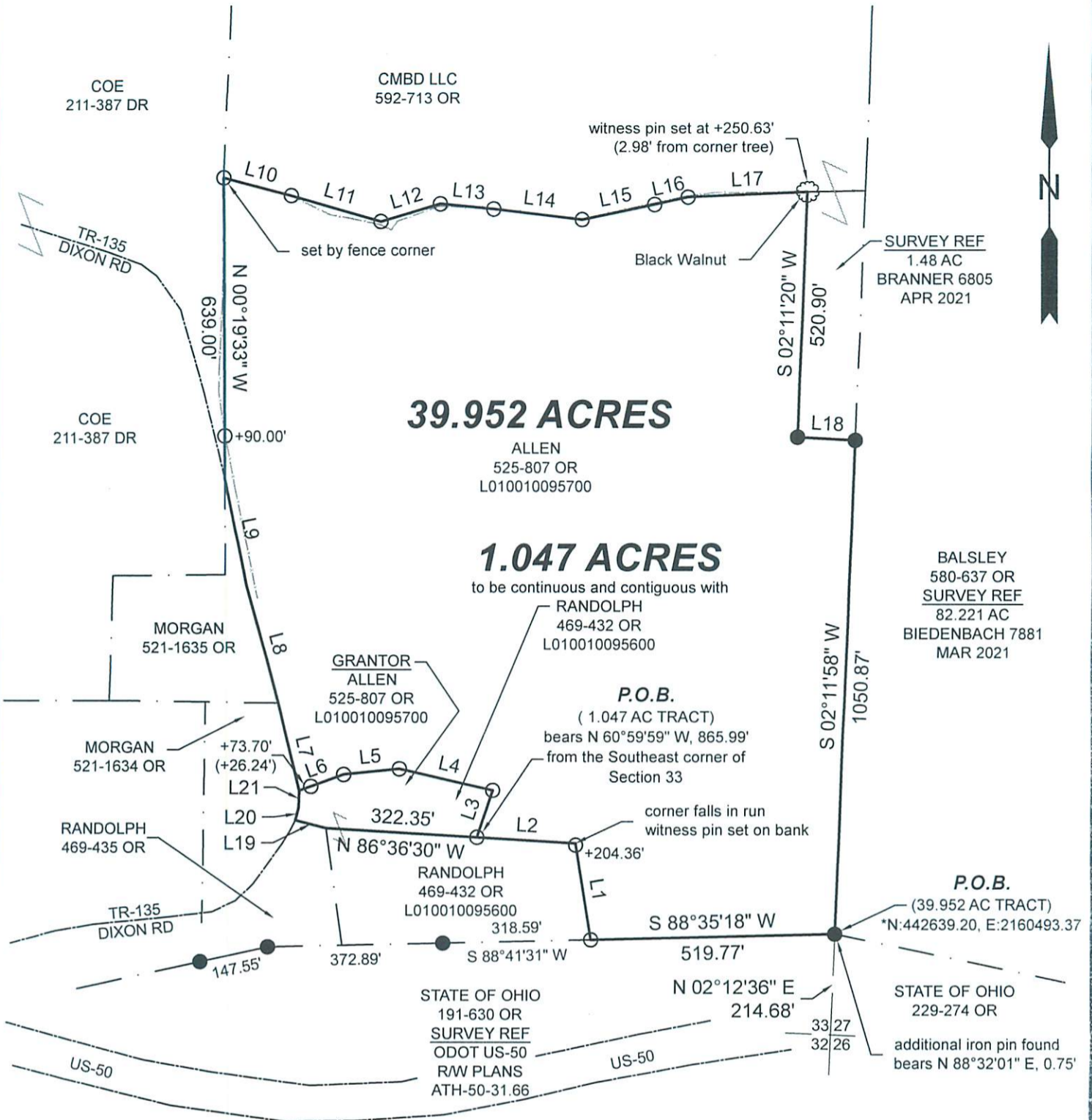
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 7/2/24

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

JUL 3 1 2024

Jill Davidson
Athens County Auditor



39.952 ACRES

ALLEN
525-807 OR
L010010095700

1.047 ACRES

to be continuous and contiguous with
RANDOLPH
469-432 OR
L010010095600

P.O.B.

(1.047 AC TRACT)
bears N 60°59'59" W, 865.99'
from the Southeast corner of
Section 33

BALSLEY
580-637 OR
SURVEY REF
1.48 AC
BRANNER 6805
APR 2021

P.O.B.
(39.952 AC TRACT)
*N:442639.20, E:2160493.37

STATE OF OHIO
229-274 OR

additional iron pin found
bears N 88°32'01" E, 0.75'

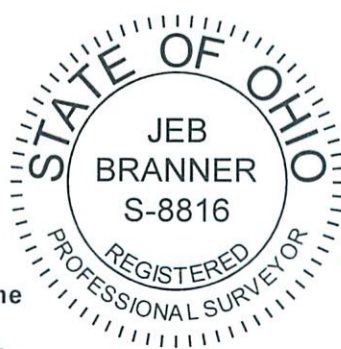
Line Table

LINE	BEARING	DISTANCE
L1	N 09°21'59" W	208.30'
L2	N 86°36'30" W	212.51'
L3	N 18°44'33" E	104.96'
L4	N 77°12'45" W	205.34'
L5	S 84°06'24" W	118.77'
L6	S 69°56'19" W	99.94'
L7	N 13°40'36" W	175.04'
L8	N 15°19'48" W	277.28'
L9	N 11°29'26" W	231.79'
L10	S 75°11'39" E	148.50'
L11	S 74°01'39" E	198.50'
L12	N 73°38'21" E	132.00'
L13	S 84°31'39" E	115.00'
L14	S 83°21'39" E	192.00'
L15	N 78°28'21" E	158.40'
L16	N 77°38'21" E	73.00'
L17	N 87°27'10" E	253.59'
L18	S 86°53'28" E	123.00'
L19	N 75°48'55" W	66.68'
L20	N 13°53'23" E	28.79'
L21	N 01°35'45" E	35.02'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/2/24



○ = 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



SURVEY OF TWO TRACTS
Situated in Section 33, T.5, R.11,
Troy Twp., Athens Co., OH
Surveyed Completed July, 2024
By: *[Signature]*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778