

JUL 31 2024

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 39.952 ACRE TRACT

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 found bearing N 02° 12' 36" E, 214.68 feet from the Southeast corner of Section 33 as per ODOT Right-of-Way plans ATH-50-31.66 (additional iron pin found bearing N 88° 32' 01" E, 0.75 feet):

Thence along the North line of State of Ohio (191-630 O.R.),

S 88° 35' 18" W, 519.77 feet to an iron pin set;

Thence leaving said right-of-way and along the lines of Randolph (469-432 O.R.):

N 09° 21' 59" W, 208.30 feet to a point in a run, passing an iron pin set at 204.36 feet;

N 86° 36' 30" W, 212.51 feet to an iron pin set;

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

(1) N 18° 44' 33" E, 104.96 feet to an iron pin set;

(2) N 77° 12' 45" W, 205.34 feet to an iron pin set;

(3) S 84° 06' 24" W, 118.77 feet to an iron pin set;

(4) S 69° 56' 19" W, 99.94 feet to a point in Township Road 135 (Dixon Road), passing an iron pin set at 73.70 feet;

Thence along said road the following three courses:

(1) N 13° 40' 36" W, 175.04 feet to a point;

(2) N 15° 19' 38" W, 277.28 feet to a point;

(3) N 11° 29' 26" W, 231.79 feet to a point;

Thence leaving said road and along the East line of Coe (211-387 O.R.),

N 00° 19' 33" W, 639.00 feet to an iron pin set by a fence corner, passing an iron pin set at 90.00 feet;

Thence along the South line of CMBD LLC (592-713 O.R.) the following ten courses:

(1) S 75° 11' 39" E, 148.50 feet to an iron pin set;

(2) S 74° 01' 39" E, 198.50 feet to an iron pin set;

(3) N 73° 38' 21" E, 132.00 feet to an iron pin set;

(4) S 84° 31' 39" E, 115.00 feet to an iron pin set;

(5) S 83° 21' 39" E, 192.00 feet to an iron pin set;

(6) N 78° 28' 21" E, 158.40 feet to an iron pin set;

(7) N 77° 38' 21" E, 73.00 feet to an iron pin set;

(8) N 87° 27' 10" E, 253.59 feet to a Black Walnut tree, passing an iron pin set at 250.63 feet;

(9) S 02° 11' 20" W, 520.90 feet to an iron pin found;

(10) S 86° 53' 28" E, 123.00 feet to an iron pin found;

Thence along the West line of Balsley (580-637 O.R.),

S 02° 11' 58" W, 1050.87 feet to the Point of Beginning and containing 39.952 acres.

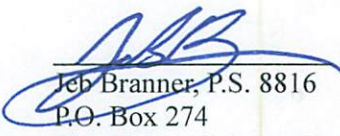
Subject to all easements and rights of way of record.

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.

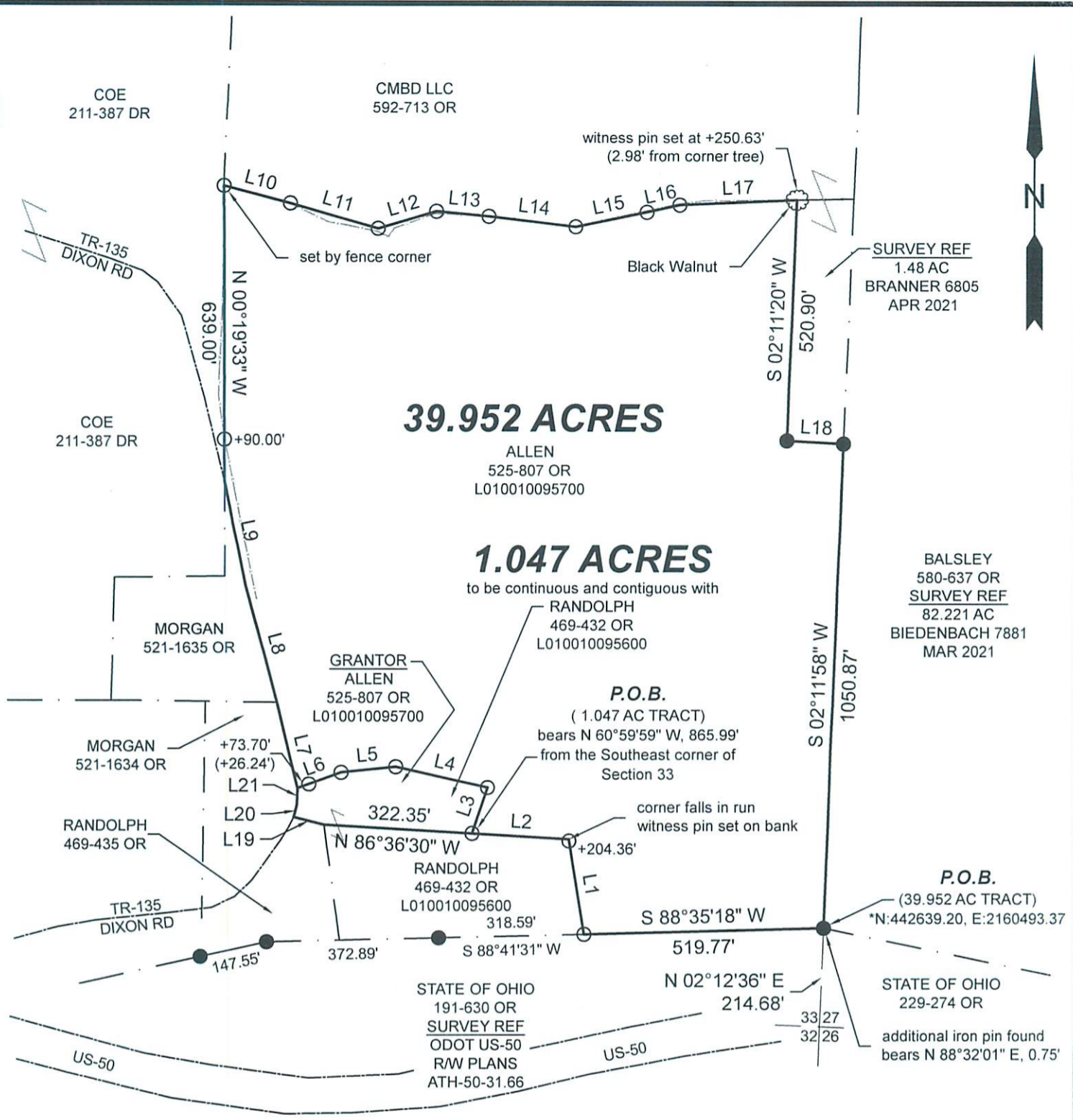
The above description is based on a field survey completed July, 2024 by


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: 7/31/24



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

SURVEY REF
1.48 AC
BRANNER 6805
APR 2021

BALSLEY
580-637 OR
SURVEY REF
82.221 AC
BIEDENBACH 7881
MAR 2021

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

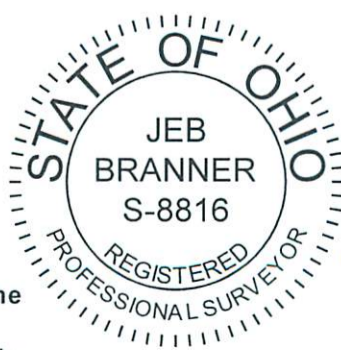
STATE OF OHIO
229-274 OR

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

STATE OF OHIO
191-630 OR
SURVEY REF
ODOT US-50
RW PLANS
ATH-50-31.66

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: 7/24/24



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



Scale 1"=300'
○ = 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