

## Description of an existing 25.021 Acre Tract

Situated in the Southeast Quarter of Section 1, T.11, R.15, Waterloo Township, Athens County, Ohio and being all of Parcel N010010010700 as described in Volume 258, Page 408 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a stone found at the Northwest corner of the the Southwest Quarter of the Southeast Quarter of Section 1:

Thence along the South line of West (332-1511 O.R.),  
**S 86° 06' 46" E, 1059.49 feet** to an iron pin found (bent);  
Thence along the West line of Ray (364-2679 O.R.),  
**S 00° 38' 22" E, 981.64 feet** to a point in County Road 10 (Baker Road), passing an iron pin set at 931.20 feet;  
Thence along said road,  
**S 73° 36' 59" W, 663.59 feet** to a point;  
Thence leaving said road and along the lines of Brown (552-432 O.R.) the following 3 courses:  
**N 16° 28' 45" W, 246.09 feet** to an iron pin found, passing an iron pin found at 30.19 feet;  
**N 13° 02' 20" W, 339.92 feet** to an iron pin found;  
**S 46° 36' 45" W, 482.21 feet** to an iron pin found;  
Thence along the East line of Manning (458-1136 O.R.),  
**N 03° 44' 02" E, 1006.82 feet** to the point of beginning and **containing 25.021 acres**.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing: Grid North – N.A.D. 83

The above description is based on a field survey completed July, 2020 by

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

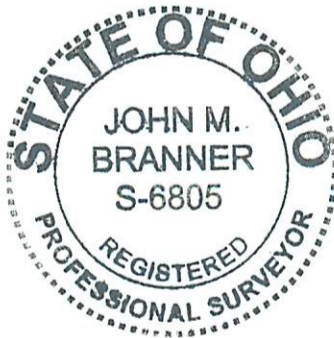
John M. Branner P.S. 6805

*John M. Branner*

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

JUL 17 2020

Jill Thompson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Barbara Williams*  
DATE: 7/17/20



**P.O.B.**  
 N: 471108.32, E: 2055425.23  
 Northwest corner  
 of the Southwest Quarter  
 of the Southeast Quarter  
 of Section 1, Waterloo Twp.

West  
 Robert J. & Rebecca J.  
 332-1511 O.R.

Manning  
 Nancy J.  
 458-1136 O.R.

S 86°06'46" E  
 1059.49'

(bent)

**25.021 Acres**

N010010010700  
 Keeper  
 Ralph & Catherine  
 258-408 O.R.

S 00°38'22" E  
 981.64'

Ray  
 Scott A. & Jennifer P.  
 364-2679 O.R.

N 03°44'02" E  
 1006.82'

S 46°36'45" W  
 482.21'

Brown  
 Rusty J. & Tori R.  
 552-432 O.R.

N 13°02'20" W  
 339.92'

N 16°28'45" W  
 246.09'

+931.20'

S 73°36'59" W  
 663.59'

Chapman  
 Michael & Tracy  
 499-517 O.R.

County Road 10  
 Baker Road

County Road 10  
 Baker Road

County Road 80  
 Enlow Road

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Rebecca Whitcomb  
 DATE: 7/17/20

Survey of an existing 25.021 Acre tract  
 Situated in the Southeast Quarter of  
 Section 1, T.11, R.15,  
 Waterloo Twp., Athens Co., OH  
 Surveyed July, 2020  
 by Jeb Branner, S.I., E.I.,  
 under the supervision of:

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



0 200 400 600



Scale 1"=200'

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

Bearings: Grid North - N.A.D. 83

Ref. Docs.: Tax Plats, Deeds, Existing Surveys