

DESCRIPTION OF A 102.258 ACRE TRACT

Tract A

Situated in Section 23, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcel N010010057300 and all of Parcel N010010057200 as described in Volume 617, Page 1342 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found by a fence corner and taken to be the Southeast corner of Section 23:

Thence along the North line of Hedrick (566-2671 O.R.),

N 86° 09' 48" W, 2233.50 feet to an iron pin set by the remnants of a stone found;

Thence continuing along the North line of Hedrick,

N 86° 47' 58" W, 139.15 feet to an iron pin set;

Thence along a new line created by this survey,

N 04° 24' 04" E, 497.56 feet to an iron pin set;

Thence along the lines of Waterloo Development Partners LLC (617-1342 O.R.) the following three courses:

(1) **S 85° 42' 10" E, 208.75 feet** to an iron pin found;

(2) **N 03° 34' 47" E, 481.01 feet** to an iron pin set;

(3) **N 86° 25' 13" W, 434.56 feet** to a point in Township Road 262 (Grass Run Road), passing an iron pin set at 408.39;

Thence along said road,

N 16° 38' 30" E, 105.36 feet to a point;

Thence leaving said road and along the lines of Waterloo Development Partners LLC (617-1342 O.R.):

S 85° 20' 36" E, 615.14 feet to an iron pin set, passing an iron pin set at 25.27 feet;

N 07° 31' 32" W, 244.91 feet to an iron pin set;

Thence along a new line created by this survey,

N 38° 48' 08" E, 1131.53 feet to an iron pin set;

Thence along the South line of Waterloo Development Partners LLC (617-1342 O.R.),

S 85° 51' 25" E, 440.01 feet to an iron pin set;

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

(1) **S 12° 24' 40" W, 192.60 feet** to an iron pin set by a fence corner;

(2) **S 87° 52' 00" E, 143.62 feet** to an iron pin set by a fence corner;

(3) **N 17° 52' 18" E, 191.02 feet** to an iron pin set;

Thence continuing along the South line of Waterloo Development Partners LLC,

S 85° 51' 25" E, 757.00 feet to an iron pin found;

Thence along the West line of McKee (307-147 D.R.),

S 03° 51' 52" W, 2227.44 feet to the Point of Beginning and **containing 102.258 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

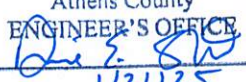
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed January, 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: 1/31/25

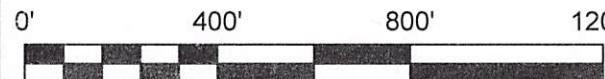
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 31 2025

Jill Davidson
Athens County Auditor

**Situated in Section 23, T.11, R.15,
Waterloo Twp., Athens Co., OH
Surveyed Completed January, 2025**

BY: Chie E. Shaw
DATE: 1/31/25



○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found unless otherwise noted
□ = Stone found
▲ = Railroad spike found
△ = Railroad spike set

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

