

DESCRIPTION OF A 5.215 ACRE TRACT

Tract B

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

Commencing at an iron pin found by a fence corner and taken to be the Southeast corner of Section 23, thence N 86° 09' 48" W, 2233.50 feet to an iron pin set by the remnants of a stone found, thence N 86° 47' 58" W, 139.15 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along the North lines of Hedrick (566-2671 O.R.) and Hedrick (386-2602 O.R.), **N 86° 47' 58" W, 460.32 feet** to an iron pin set on the West side of Township Road 262 (Grass Run Road), passing an iron pin set on the East side of said road at 426.94 feet;
Thence along the East lines of Kesterson (546-675 O.R.) and Bails (330-452 O.R.), **N 06° 07' 50" E, 506.63 feet** to an iron pin found, passing an iron pin found bent at 213.96 feet;
Thence along the South lines of Taylor (535-465 O.R.) and Waterloo Development Partners LLC (617-1342 O.R.), **S 85° 42' 11" E, 444.93 feet** to an iron in set, passing iron pins set at 132.80 and 202.34 feet;
Thence along a new line created by this survey, **S 04° 24' 04" W, 497.56 feet** to the Point of Beginning and **containing 5.215 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

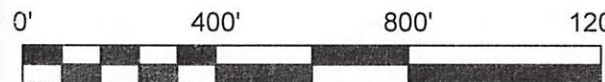
JAN 31 2025

Jill Davidson
Athens County Auditor

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

A circular seal for a professional surveyor. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by tick marks. The center of the seal contains the name "JEB BRANNER" and the number "S-8816".

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

