

DESCRIPTION OF A 5.840 ACRE TRACT

Situated in Sections 23 & 29, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcels N010010044300 & N010010034500 as described in Volume 531, Page 1019 & Volume 372, Page 1819 (respectively) of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing N 49° 16' 33" E, 630.52 feet from the Southwest corner of Section 23 (calculated):

Thence along the North line of McCray (300-2536 O.R.),
S 88° 44' 51" W, 323.27 feet to a point in State Route 56, passing an iron pin set at 262.18 feet;
Thence along said State Route and new lines created by this survey the following four courses:

- (1) N 36° 22' 15" W, 197.54 feet to a point;
- (2) N 34° 55' 01" W, 193.86 feet to a point;
- (3) N 32° 36' 59" W, 166.99 feet to a point;
- (4) N 31° 40' 21" W, 166.40 feet to a point;

Thence leaving said State Route and along new lines created by this survey:

N 64° 08' 29" E, 355.17 feet to an iron pin set, passing an iron pin set at 42.12 feet;
S 28° 40' 11" E, 852.68 feet to the Point of Beginning and **containing 5.840 acres** of which 3.536 acres are contained within Section 23 and 2.304 acres are contained within Section 29.


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"

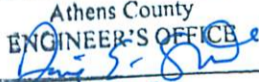
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 October, 2023 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: 10/30/23

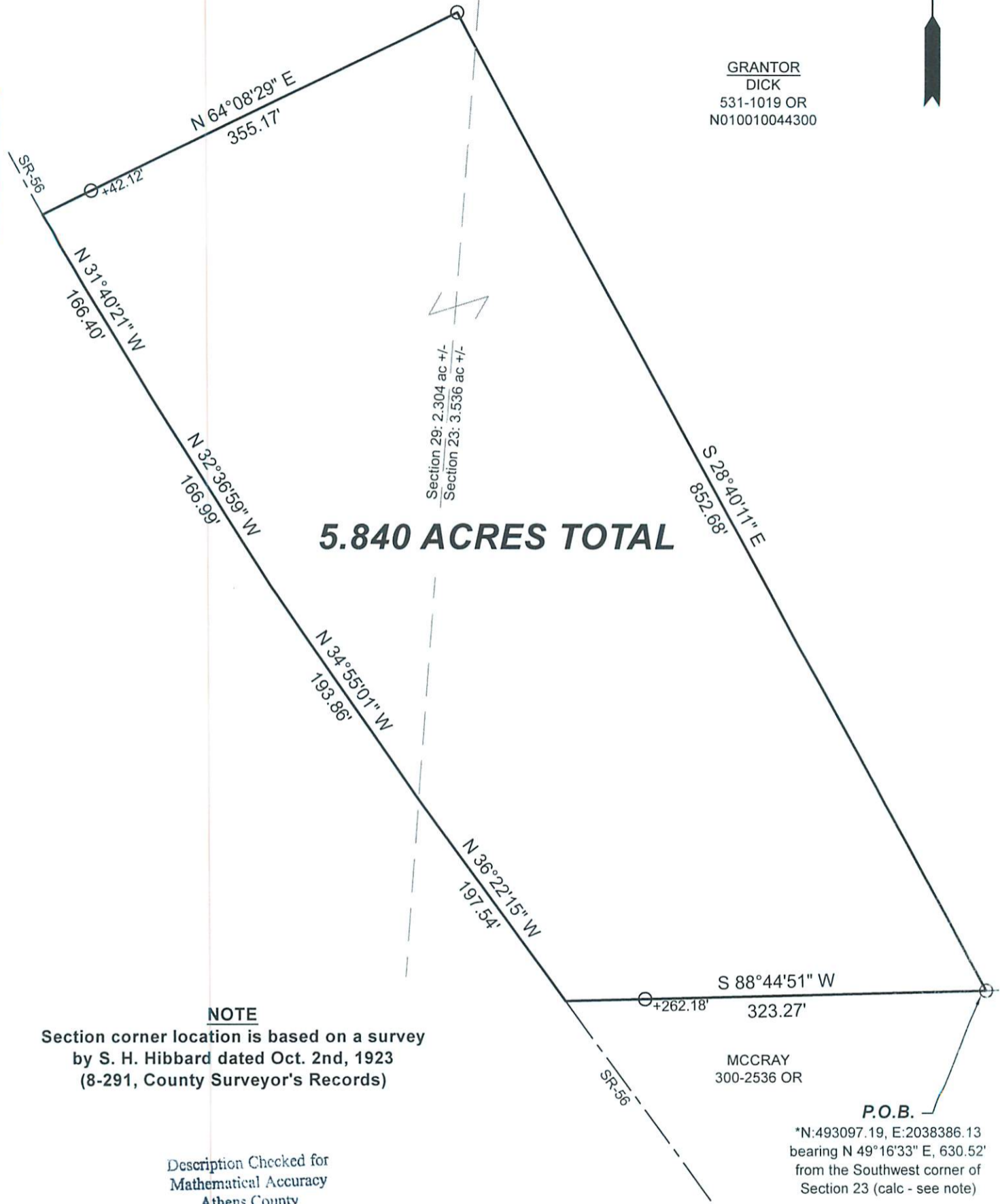
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 30 2023

Jill Davidson
Athens County Auditor

GRANTOR
DICK
372-1819 OR
N010010034500

GRANTOR
DICK
531-1019 OR
N010010044300



5.840 ACRES TOTAL

NOTE

Section corner location is based on a survey
by S. H. Hibbard dated Oct. 2nd, 1923
(8-291, County Surveyor's Records)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 10/30/23

MCCRAY
300-2536 OR

P.O.B.

*N:493097.19, E:2038386.13
bearing N 49°16'33" E, 630.52'
from the Southwest corner of
Section 23 (calc - see note)



○ = 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 A 5.840 ACRE TRACT
Situated in Sections 23 & 29,
T.11, R.15, Waterloo Twp.,
Athens Co., OH
Surveyed Completed October, 2023

By: [Signature]
Jeb Branner, P.S. 8816
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The Plains, OH 45780
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