

## DESCRIPTION OF AN EXISTING 0.386 ACRE TRACT

Situated in Section 3, T.10, R.15, Lee Township, Athens County, Ohio and being all of Parcel H010030302300 as described in Volume 272, Page 709 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing N 56° 54' 30" E, 650.34 feet from a stone found at the Southwest corner of Section 3:

Thence along the East line of Goldsberry (559-1219 O.R.),

**N 03° 35' 32" E, 198.00 feet** to an iron pin found;

Thence along the South side (as per deed) of County Road 14 (Factory Road),

**S 86° 27' 52" E, 85.00 feet** to an iron pin set;

Thence along the West side (as per deed) of Township Road 514 (Mill Street),

**S 03° 35' 32" W, 198.00 feet** to an iron pin set;

Thence along the North line of Sewell (455-249 O.R.),

**N 86° 27' 52" W, 85.00 feet** to the Point of Beginning and **containing 0.386 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed May, 2022 by

Jeb Branner, P.S. 8816



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Barbara Miller  
DATE: 5/25/22

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

MAY 25 2022

Jill Thompson  
Athens County Auditor



CR-14  
FACTORY RD

N 86°27'52" W  
80.00'

South line of Factory Road (deed)  
S 86°27'52" E 85.00'

GOLDSBERRY  
559-1219 OR  
SURVEY REF  
0.364 AC  
ENGLAND 7452  
AUG 2019

**0.386 Acres**

GRANTOR  
DOUGLAS  
272-709 OR  
H010030302300

N 03°35'32" E  
198.00'

S 03°35'32" W 198.00'  
West line of Mill Street (deed)

TR-524  
MILL ST

N 86°27'52" W  
80.00'

N 86°27'52" W  
85.00'

**P.O.B.**

\*N:448707.49, E:2051640.81  
bearing N 56°54'30" E, 650.34'  
from a stone found at the Southwest  
corner of Section 3

1" iron bar set in concrete  
found (disturbed)  
in drainage ditch  
iron pin set to replace

SEWELL  
455-249 OR

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca J. Miller*  
DATE: 5/25/22

0' 30' 60' 90'



Scale 1"=30'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

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 AN EXISTING  
0.386 ACRE TRACT  
Situated in Section 3, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed May, 2022

By: *JEB*  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780