

## DESCRIPTION OF A 8.462 ACRE TRACT

Situated in Farm Lot 4, Section 15, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010046200 as described in Volume 571, Page 128 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in County Road 15 (Wood Road), that bears S 70° 31' 55" E, 2278.78 feet (calculated) from the Northwest corner of Farm Lot 4, Section 15:

Thence along a new line created by this survey,

**N 74° 08' 59" E, 94.12 feet** to an iron pin set by a fence post, passing an iron pin set at 30.02 feet;

Thence along the West line of Haning (246-334 D.R.),

**S 21° 41' 51" E, 840.71 feet** to an iron pin set, passing the hollowed portion of a White Oak at 816.95 feet and taken to be the original witness tree as called for in deed;

Thence along the North line of Hamlin (505-1564 O.R.),

**N 88° 27' 40" W, 867.27 feet** to a pinch pipe found;

Thence along the North line of Brooks (453-2646 O.R.),

**N 46° 45' 49" W, 159.99 feet** to a point in County Road 15 (Wood Road), passing an pinch pipe found at 125.55 feet;

Thence along said road and new lines created by this survey the following eight courses:

- (1) **N 61° 02' 23" E, 178.60 feet** to a point;
- (2) **N 57° 56' 00" E, 178.90 feet** to a point;
- (3) **N 53° 07' 48" E, 105.81 feet** to a point;
- (4) **N 42° 43' 58" E, 49.85 feet** to a point;
- (5) **N 32° 49' 46" E, 62.39 feet** to a point;
- (6) **N 28° 34' 35" E, 176.82 feet** to a point;
- (7) **N 21° 57' 04" E, 74.60 feet** to a point;
- (8) **N 08° 27' 19" E, 64.80 feet** to the Point of Beginning and **containing 8.462 acres.**

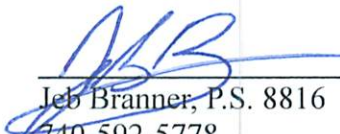
Subject to all easements and rights of way of record.

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 September, 2023 by

  
Jeb Branner, P.S. 8816  
740-592-5778  
P.O. Box 274  
The Plains, Ohio 45780



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 9/11/23

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

SEP 11 2023

Jill Davidson  
Athens County Auditor



GRANTOR  
GREY  
571-128 OR  
B010010046200

N 74°08'59" E  
94.12'

set by fence post

HANING  
246-334 DR

N 08°27'19" E  
64.80'

+30.02'

N 21°57'04" E  
74.60'

N 32°49'46" E  
62.39'

N 28°34'35" E  
176.82'

P.O.B.

\*N:448800.83, E:2076209.51  
bearing S 70° 31' 55" E,  
2278.78' (calculated)  
from the Northwest corner  
of Farm Lot 4, Section 15

N 42°43'58" E  
49.85'

N 53°07'48" E  
105.81'

S 21°41'51" E  
840.71'

N 57°56'00" E  
178.90'

**8.462 ACRES**

N 61°02'23" E  
178.60'

+125.55'  
pinch pipe

hollowed portion of a White Oak  
taken to be original witness tree as  
called for in deed at 36 links (23.76')

CR-15  
WOOD RD N 46°45'49" W  
159.99'

pinch pipe

N 88°27'40" W  
867.27'

+816.95'

BROOKS  
453-2646 OR

HAMLIN  
505-1564 OR

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Jeb Branner*  
DATE: 9/11/23



0' 150' 300' 450'



Scale 1"=150'

○ = 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 8.462 ACRE TRACT**  
Situated in Farm Lot 4, Section 15,  
T.8, R.14, Alexander Twp., Athens Co., OH  
Surveyed Completed September, 2023

By: *Jeb Branner*  
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