

DESCRIPTION OF A 0.860 ACRE TRACT
to be continuous and contiguous with Parcel B010010065600
Athens Quality Rentals LLC (603-1175 O.R., Parcel Eight, First Tract)

Situated in Lease Lot 2, Section 21, T.8, R.14, Alexander Township, Athens County, Ohio and being all of Parcel B010010065500 as described in Parcel 8 (Second & Third Tract), Volume 603, Page 1175 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 03° 47' 52" W, 608.24 feet from a stone found (leaning) at the Northeast corner of Lease Lot 2:

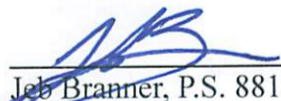
Thence along the West line of Parcel B010010065600, Athens Quality Rentals LLC (603-1175 O.R. Parcel 8, First Tract),
S 03° 47' 52" W, 50.07 feet to an iron pin set;
Thence along a new line created by this survey,
N 87° 20' 31" W, 753.69 feet to a point in County Road 76 (Ladd Ridge Road), passing an iron pin set at 739.65 feet;
Thence along said road,
N 13° 29' 38" E, 50.88 feet to a point;
Thence along a new line created by this survey,
S 87° 20' 56" E, 745.12 feet to the Point of Beginning, passing an iron pin at 18.60 feet and **containing 0.860 acres** and to be continuous and contiguous with Parcel B010010065600, Athens Quality Rentals LLC (603-1175 O.R. Parcel 8, First Tract).

Subject to all easements and rights of way of record.

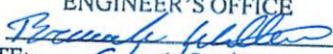
Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 June, 2024 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: 6/25/24

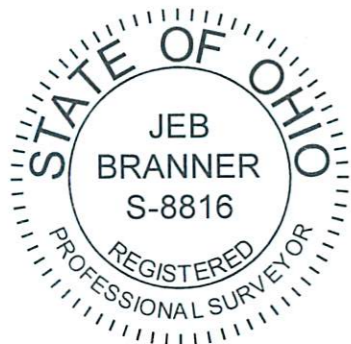
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 25 2024

Jill Davidson
Athens County Auditor

SURVEY OF A 0.860 ACRE TRACT
 Situated in Lease Lot 2, Section 21, T.8, R.14,
 Alexander Twp., Athens Co., OH
 Surveyed Completed June, 2024

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



VANNOSTRAN
 340-35 DR

N 13°29'38" E
 50.88'

CR-76
 LADD RIDGE RD

+18.60'

+739.65'

GRANTOR
 ATHENS QUALITY RENTALS LLC
 603-1175 OR
 (Parcel 8, Second & Third Tracts)
 B010010065500

0.860 ACRES

to be continuous and contiguous with
 Parcel B010010065600
 ATHENS QUALITY RENTALS LLC
 603-1175 OR

S 87°20'56" E 745.12'

N 87°20'31" W 753.69'

stone found (leaning) by tree
 Northeast corner of Lease Lot 2
 Section 21

P.O.B.
 *N:451872.45, E:2071322.82

ATHENS QUALITY RENTALS LLC
 603-1175 OR
 (Parcel 8, First Tract)
 B010010065600

50.07'
 S 03°47'52" W

127.91'
 S 03°47'52" W

leaning

GRANTOR
 ATHENS QUALITY RENTALS LLC
 603-1175 OR
 (Parcel 8, Second & Third Tracts)
 B010010065500

ASHCRAFT
 591-2230 OR
 SURVEY REF
 47.648 AC
 BRANNER 8816
 JAN 2022

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone 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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 6/25/24

