

DESCRIPTION OF A 5.038 ACRE TRACT

Situated in Lease Lot 2, Section 21, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010065500 as described in Parcel 8 (Second 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 N 03° 47' 52" E, 608.24 feet from a stone found (leaning) at the Northeast corner of Lease Lot 2:

Thence along the North line of Meadows (616-1 O.R.),
N 87° 20' 56" W, 745.12 feet to a point in County Road 76 (Ladd Ridge Road), passing an iron pin set in a previous survey at 726.52 feet;
Thence along said road:
N 08° 00' 48" E, 100.44 feet to a point;
N 04° 59' 38" E, 197.68 feet to a point;
Thence leaving said road and along a new line created by this survey,
S 87° 20' 56" E, 733.60 feet to a point in a ditch, passing an iron pin set at 18.52 feet;
Thence along the West line of Meadows (616-6 O.R.),
S 03° 47' 52" W, 297.58 feet to the Point of Beginning, passing an iron pin set at 8.28 feet and containing 5.038 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

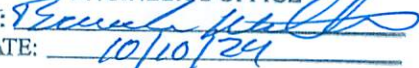
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed September, 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: 10/10/24

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

OCT 10 2024

Jill Davidson
Athens County Auditor

SURVEY OF A 5.038 ACRE TRACT
 Situated in Lease Lot 2, Section 21, T.8, R.14,
 Alexander Twp., Athens Co., OH
 Surveyed Completed September, 2024

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



VANNOSTRAN
 340-35 DR

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

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

EASEMENT P.O.C.
 bearing S 36°00'09" W, 35.91' feet
 an iron pin set on the North line at +18.52'

5.038 ACRES

EASEMENT P.O.T.
 bearing N 03°47'52" E, 128.16' feet
 an iron pin set in a previous survey
 and the Southeast corner of this survey

P.O.B.
 *N:451872.45, E:2071322.82
 bearing N 03° 47' 52" E, 608.24 feet
 from a stone found (leaning) at the
 Northeast corner of Lease Lot 2

MEADOWS
 616-1 OR

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 10/10/24



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found (set in previous survey)
- = 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

NOTE: 0.860 AC TRACT
 TO BE MADE CONTINUOUS
 AND CONTIGUOUS WITH
 PARCEL B010010065500
 BY SIMULTANEOUS CONVEYANCE

MEADOWS
 616-1 OR
 SURVEY REF
 0.860 AC
 BRANNER 8816
 JUNE 2024

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

leaning

