

DESCRIPTION OF A 26.878 ACRE TRACT
TRACT A

Situated in Farm Lot 5, Section 21, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010066200 as described in Volume 481, Page 1272 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point taken to be the Southwest corner of Farm Lot 5 with an iron pin set for reference bearing N 03° 28' 00" E, 1.84 feet:

Thence along the East line of Luehrman (55-684 O.R.),

N 03° 28' 00" E, 903.80 feet to an iron pin set, passing said reference pin at 1.84 feet;

Thence along new lines created by this survey the following three courses:

(1) S 82° 02' 49" E, 1236.92 feet to an iron pin set;

(2) N 05° 10' 18" E, 357.91 feet to an iron pin set;

(3) S 83° 26' 28" E, 123.26 feet to a point on the East line of Farm Lot 5, the West edge of Township Road 51 (Sams Road) passing an iron pin set at 110.01 feet;

Thence along the East line of Farm Lot 5 and along the West lines of Mendenhall (179-788 O.R.), Haning (88-518 O.R.), and Sams (249-243 D.R.),

S 05° 28' 53" W, 811.51 feet to a point in said road;

Thence leaving the East line of Farm Lot 5 and along new lines created by this survey along said road the following three courses:

(1) S 13° 59' 21" W, 207.31 feet to a point;

(2) S 18° 52' 28" W, 73.86 feet to a point;

(3) S 29° 11' 17" W, 68.39 feet to an iron pin found in road;

Thence along the South line of Farm Lot 5 and the North line of Ding (488-2037 O.R.),

N 87° 18' 07" W, 1002.32 feet to an iron pin found, passing an iron pin set at 24.09 feet;

Thence along the South line of Farm Lot 5 and the North line of Fulton (256-1428 O.R.),

N 85° 51' 19" W, 248.95 feet to the Point of Beginning and **containing 26.878 acres.**

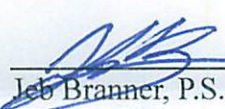
Subject to all easements and rights of way of record.

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.

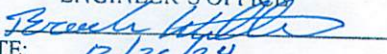
The above description is based on a field survey completed December, 2024 by


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: 12/26/24

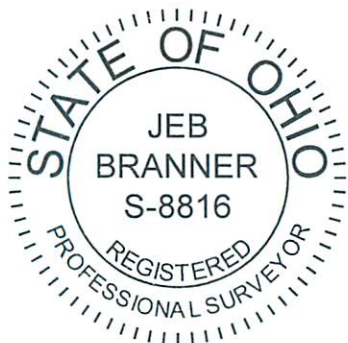
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 26 2024

Jill Davidson
Athens County Auditor

SURVEY OF TWO TRACTS
Situating in Farm Lot 5, Section 21,
T.8, R.14, Alexander Twp.,
Athens Co., OH
Surveyed Completed December, 2024

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



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BY: 
DATE: 12/26/24

LUEHRMAN
55-684 OR

GRANTOR
WALDRON
481-1272 OR
B010010066200

MENDENHALL
179-788 OR

HANING
88-518 OR

SAMS
249-243 DR
B010010067400

TRACT A 26.878 ACRES

N 03°28'00" E
903.80'

S 82°02'49" E
1236.92'

S 83°26'28" E
123.26'

N 05°10'18" E
357.91'

S 05°28'53" W
811.51'

S 13°59'21" W
207.31'

S 18°52'28" W
73.86'

S 29°11'17" W
68.39'

S 05°28'53" W
335.84'

TRACT B 0.222 ACRES

to be continuous and contiguous with
B010010067400, SAMS 249-243 DR

P.O.B. (TRACT B)

*N:446963.99, E:2071328.40
a point taken to be the
Southeast corner of Farm Lot 5

P.O.B. (TRACT A)

*N:446963.99, E:2071328.40

a point taken to be the Southwest corner of Farm Lot 5
with an iron pin set bearing N 03° 28' 00" E, 1.84'

N 85°51'19" W
248.95'

N 87°18'07" W
1002.32'

N 87°18'07" W
75.36'

FULTON
256-1428 OR
SURVEY REF
12.318 AC (TRACT IX)
SMITH 6844
JUL 1995

DING
488-2037 OR
SURVEY REF
7.4092 AC
DIXON 3060
APR 1974

FL 5
FL 1 (S 20)

FL 5
FL 3 (S 15)

FL 3
FL 1 (S 14)

0' 200' 400' 600'

Scale 1"=200'

○ = 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