

DESCRIPTION OF AN EXISTING 4.389 ACRE TRACT

Situated in Farm Lot 1, Section 22, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010063500 as described in Volume 347, Page 65 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 76 (Ladd Ridge Road) and bearing S 59° 06' 40" W, 1112.90 from an iron pin found at the Northeast corner of Farm Lot 1, Section 22:

Thence along a fence and the West line of Diamond Ohio Group LLC (542-259 O.R.), S 07° 53' 48" W, 723.80 feet to a square bolt found at the intersection of two fence lines, passing an iron pin set at 22.54 feet;

Thence along a fence and the North line of Collins (260-177 D.R.), N 52° 55' 02" W, 538.85 feet to a point in County Road 76 (Ladd Ridge Road) and passing an iron pin set at 525.66 feet;

Thence along said road the following three courses:

- (1) N 41° 00' 43" E, 180.37 feet to a point;
- (3) N 46° 01' 50" E, 160.70 feet to a point;
- (2) N 63° 56' 52" E, 328.70 feet to the Point of Beginning and **containing 4.389 acres.**

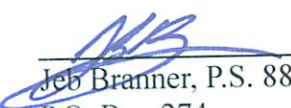
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

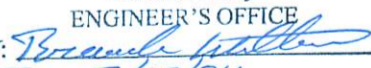
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 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



NIESE PROPERTIES LLC
528-556 OR

ATHENS QUALITY RENTALS LLC
603-1175 OR

CR-76
LADD RIDGE RD

ANIT ENTERPRISES INC
261-1607 OR

N 63°56'52" E
328.70'

+22.54'

TPJ PROPERTIES INC
501-564 OR

N 46°01'50" E
160.70'

P.O.B.

*N:457072.24, E:2072479.77
bearing S 59°06'40" W, 1112.90'
from an iron pin found at the
Northeast corner of Farm Lot 1, Section 22

HOOKS
582-1880 OR

N 41°00'43" E
180.37'

4.389 ACRES

STEWART
347-65 OR
B010010063500

DIAMOND OHIO
GROUP LLC
542-259 OR

COLLINS
336-281 OR

+525.66'

S 07°53'48" W
723.80'

CR-76
LADD RIDGE RD

N 52°55'02" W
538.85'

COLLINS
260-177 DR

square bolt found buried
by intersection of fences

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 6/23/24

0' 100' 200' 300'

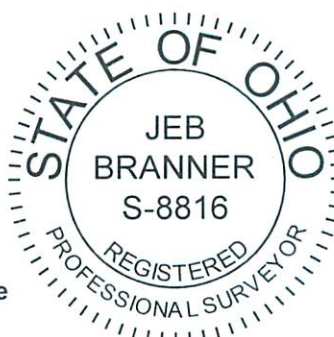


Scale 1"=100'

○ = 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 AN EXISTING
4.389 ACRE TRACT
Sited in Farm Lot 1,
Section 22, T.8, R.14,
Alexander Twp., Athens Co., OH
Surveyed Completed June, 2024

By: *Jeb Branner*
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