

DESCRIPTION OF AN EXISTING 0.345 ACRE TRACT

Situated in Lease Lot 1, Section 24, T.8, R.14, Alexander Township, Athens County, Ohio and being all of Parcel B010010056900 as described in Volume 587, Page 454 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 17 (Fisher Road) bearing bearing S 76° 13' 59" E, 1876.68 feet (calculated) from the Northwest corner of Section 24;

Thence along the lines agreed upon by adjoining landowner, Skinner (447-1845 O.R.) the following three courses:

- (1) N 17° 21' 09" W, 125.00 feet to an iron pin set, passing an iron pin set at 30.00 feet;
- (2) N 75° 54' 19" E, 125.00 feet to an iron pin set;
- (3) S 17° 21' 09" E, 125.00 feet to a point in County Road 17 (Fisher Road), passing an iron pin set at 95.00 feet;

Thence along said road the following four courses:

- (1) S 85° 02' 50" W, 38.83 feet to a point;
- (2) S 78° 18' 26" W, 31.11 feet to a point;
- (3) S 70° 36' 25" W, 35.18 feet to a point;
- (4) S 64° 17' 23" W, 20.99 feet to the Point of Beginning and **containing 0.345 acres.**

Note: Exact location of boundary unascertainable due to original deed description ambiguities. Boundary established by this survey agreed upon by adjoining landowners.


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

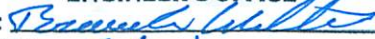
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed June, 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: 6/21/23

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

JUN 21 2023

Jill Thompson
Athens County Auditor

SKINNER
447-1845 OR



SNOWDEN
CEMETERY
(CURRENTLY PRIVATE)

Margaret
Snowden
Monument
(called for in
original deed
description)

0.345 ACRES

B010010056900
BENNETT
587-454 OR

P.O.B.

*N:468365.08, E:2070500.37
bearing S 76°13'59" E, 1876.68' (calculated)
from the Northwest corner of Section 24

CR-17 (OLD US-50)
FISHER RD

WHITLATCH
538-678 OR

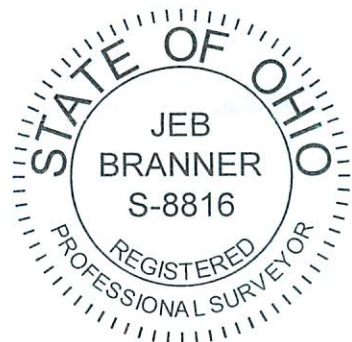
UNIVERSITY HEIGHTS SUBDIVISION

Note:

Exact location of boundary unascertainable due to original deed description ambiguities.
Boundary established by this survey agreed upon by adjoining landowners.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca L. Miller*
DATE: 6/21/23



SURVEY OF AN EXISTING 0.345 ACRE TRACT
Situated in Lease Lot 1, Section 24, T.8, R.14,
Alexander Twp., Athens Co., OH
Surveyed Completed June, 2023

By: *JEB*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780



Scale 1"=30'

- = 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