

DESCRIPTION OF A 3.726 ACRE TRACT

Situated in Fraction 2, Section 6, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010020500 as described in Volume 37, Page 22 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Township Road 62 (Robinson Road) that bears N 14° 48' 09" W, 3137.05 feet from an iron pin set in previous survey at the Southeast corner of Section 6:

Thence along said road,

N 17° 09' 36" W, 76.89 feet to a point;

Thence leaving said road and along the lines of Dowler (405-1790 O.R.) the following five courses:

(1) **N 58° 19' 48" E, 562.71 feet** to a point in the Middle Branch Shade River, passing iron pins found at 30.13 feet and 512.54 feet;

(2) **S 73° 18' 24" E, 151.20 feet** to a point in the old bed of said river;

(3) **S 40° 46' 24" E, 133.83 feet** to a point in said river;

(4) **S 57° 17' 13" E, 67.31 feet** to a point in said river;

(5) **S 09° 02' 23" E, 108.03 feet** to a point in said river;

Thence along a new line created by this survey,

S 83° 55' 40" W, 766.37 feet to the Point of Beginning, passing iron pins set at 14.24 feet and 740.03 feet and **containing 3.726 acres.**

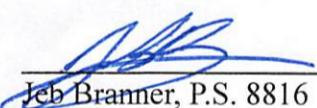
Subject to all easements and rights of way of record.

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 November, 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: 12/4/24

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

DEC 04 2024

Jill Davidson
Athens County Auditor

SURVEY OF A 3.726 ACRE TRACT
 Situated in Fraction 2, Section 6,
 T.8, R.14, Alexander Twp., Athens Co., OH
 Surveyed Completed November, 2024

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



BANJO HILL LTD
 605-1107 OR
 SURVEY REF
 382.687 AC
 BRANNER 8816
 JAN 2023

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

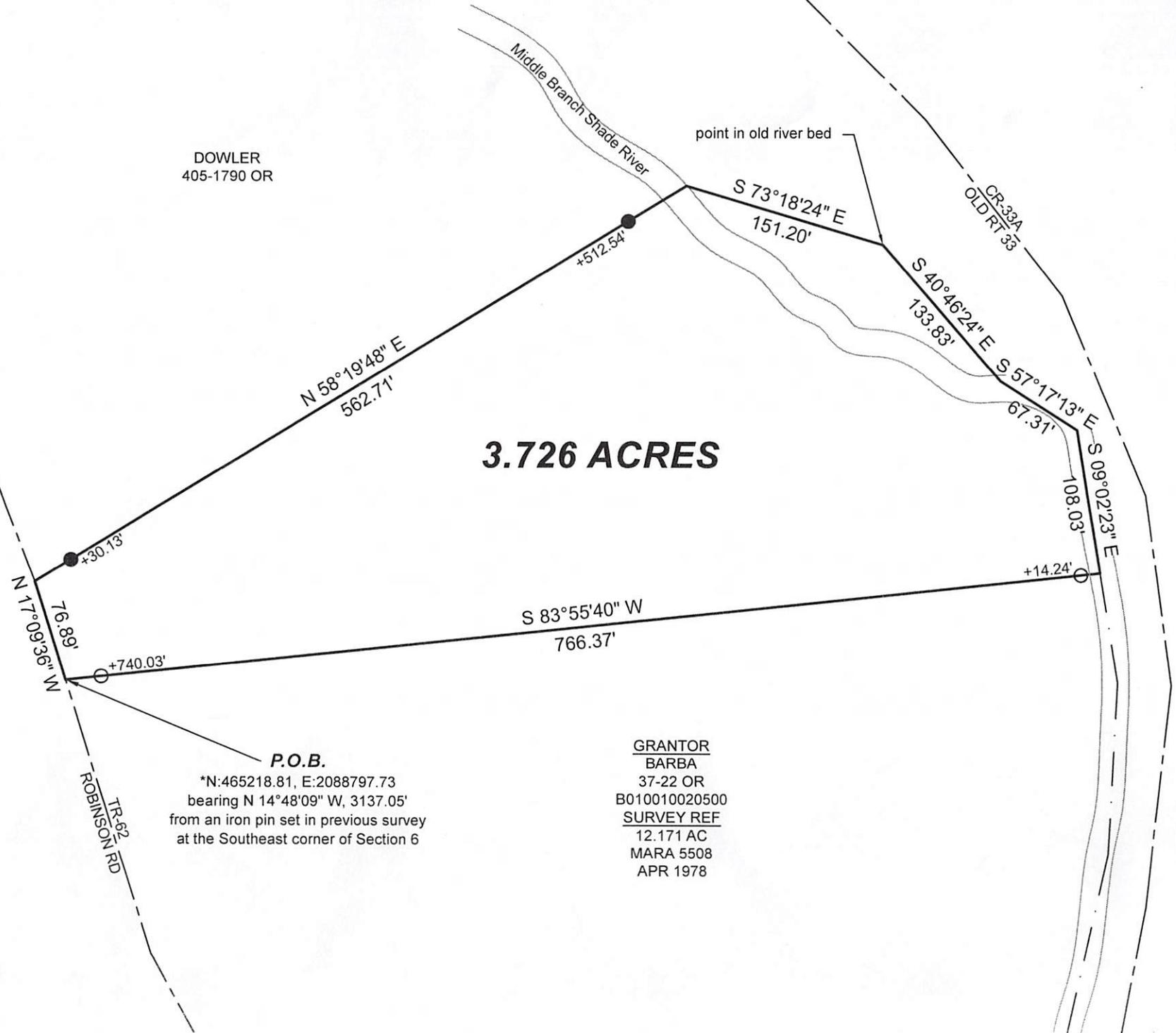
BY: 
 DATE: 12/4/24



- 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

DOWLER
 405-1790 OR

3.726 ACRES



P.O.B.
 *N:465218.81, E:2088797.73
 bearing N 14°48'09" W, 3137.05'
 from an iron pin set in previous survey
 at the Southeast corner of Section 6

GRANTOR
 BARBA
 37-22 OR
 B010010020500
 SURVEY REF
 12.171 AC
 MARA 5508
 APR 1978

