

MAY 10 2024

Jill Davidson  
Athens County Auditor

## DESCRIPTION OF AN EXISTING 3.560 ACRE TRACT

Situated in Tract 17 of D.E. Allen Bungalow's Addition to Allendale (Env. 269B), Lease Lot 40, The City of Athens, T.9, R.14, Athens Township, Athens County, Ohio and being all of Parcel A029040004600 as described in Volume 539, Page 441 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found at the Northwest corner of Inlot 95 of D.E. Allen Bungalow's Addition to Allendale (Env. 269B):

Thence along the East line of Brown (539-449 O.R.),  
**N 03° 11' 56" E, 295.76 feet** to an iron pin found;  
Thence along the South lines of inlots 18-21 and the State of Ohio,  
**N 89° 14' 42" E, 200.76 feet** to an iron pin set;  
Thence along the South line of Clifford Enterprises (359-213 D.R.),  
**N 44° 57' 52" E, 35.50 feet** to an iron pin set;  
Thence along the South lines of Sams (613-1337 O.R.),  
**S 00° 11' 08" E, 25.02 feet** to an iron pin found;  
**S 74° 50' 08" E, 202.39 feet** to an iron pin set, with an iron pin found bearing S 74° 50' 08" E, 4.66 feet;  
Thence along the right-of-way of Nottingham Drive,  
**S 08° 19' 05" E, 77.37 feet** to an iron pin set;  
Thence along the lines of Inlot 3730 Brown (539-444 O.R.) the following four courses:  
(1) **S 74° 29' 06" W, 88.55 feet** to an iron pin set;  
(2) **S 32° 31' 39" E, 44.60 feet** to an iron pin set;  
(3) **S 31° 26' 39" E, 87.17 feet** to an iron pin set;  
(4) **S 79° 35' 37" E, 24.83 feet** to an iron pin set on the right-of-way of Robinhood Lane;  
Thence along the right-of-way of Robinhood Lane,  
**S 09° 56' 20" W, 42.33 feet** to an iron pin found;  
Thence along the West line of Inlot 3729, Markwell (578-138 O.R.),  
**S 09° 26' 54" W, 112.23 feet** to an iron pin found;  
Thence along the West line of Inlot 3728, Markwell (578-138 O.R.),  
**S 09° 29' 27" W, 45.04 feet** to a square bolt found;  
Thence along the North lines of Inlots 99-95 of D.E. Allen Bungalow's Addition to Allendale,  
**N 68° 21' 06" W, 456.55 feet** to the Point of Beginning and **containing 3.560 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 May, 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: 5/10/24

**SURVEY OF AN EXISTING 3.560 ACRE TRACT**  
 Situated in Tract 17 of DE Allen Bungalow's  
 Addition to Allendale (Env 269B),  
 Lease Lot 40, The City of Athens, T.9, R.14,  
 Athens Twp., Athens Co., OH  
 Surveyed Completed May, 2024

By:   
 Jeb Branner, P.S. 8816  
 P.O. Box 274  
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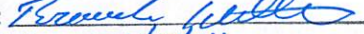


BROWN  
 539-449 OR  
 SURVEY REF  
 1.832 AC  
 CANTER 7226  
 JUNE, 2004

**3.560 ACRES**  
 SURVEY OF AN EXISTING TRACT  
 BROWN  
 539-441 OR  
 A029040004600

P.O.B.  
 N:478731.17, E:2082848.25

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

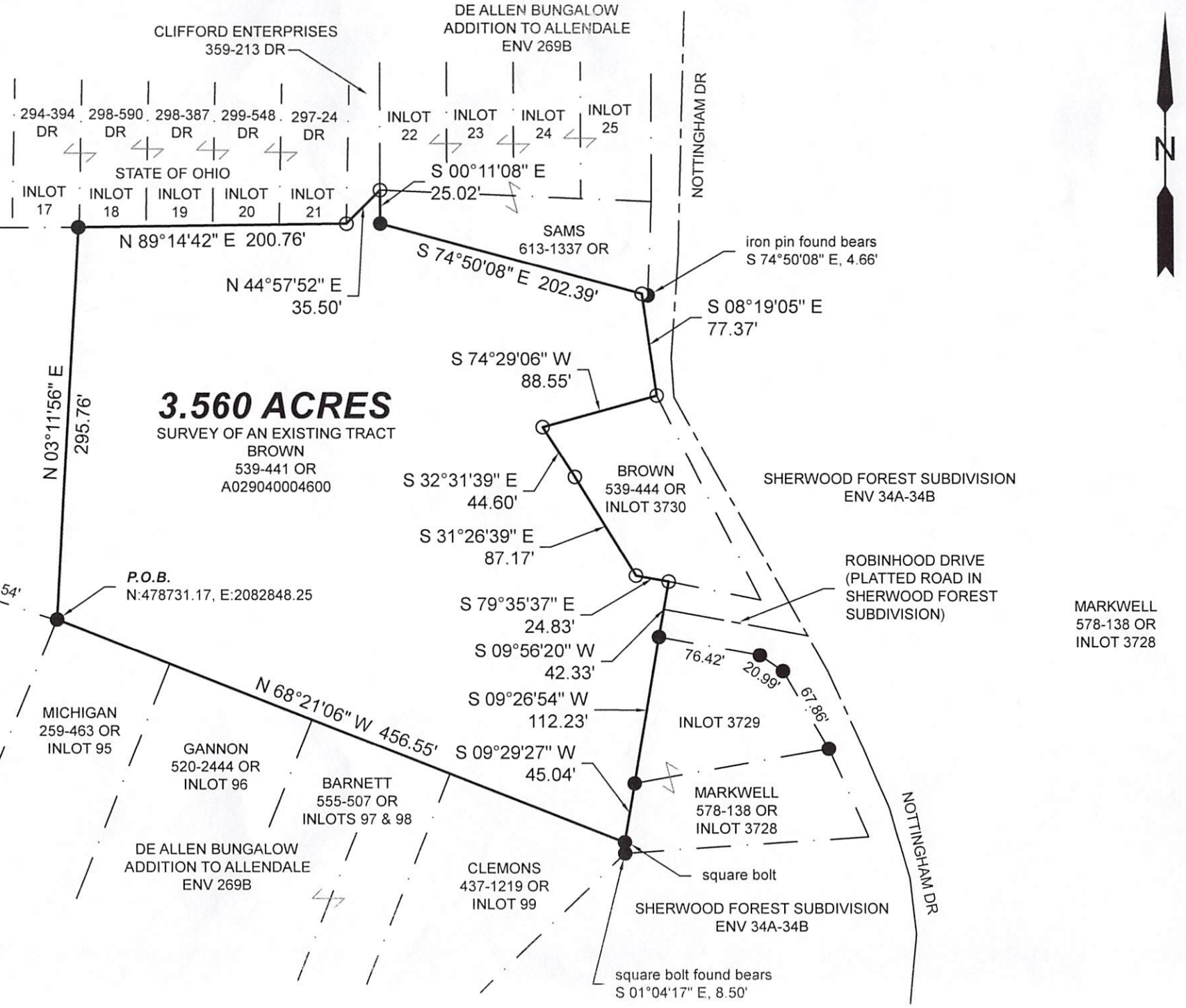
BY:   
 DATE: 5/10/24



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



MARKWELL  
 578-138 OR  
 INLOT 3728