

Description of 0.009 acres

Situated in Farm-lot 90, Section 20, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as described in Volume 631, Page 2207 of the Official Records of Athens County (P.I.D.#A01-01401031-00) and being more particularly described as follows:

Commencing at the South-west corner of Lot 42 of Elliottsville,
Thence, along the west line of said lot), North 05 degrees 29 minutes 05 seconds East, 119.93 feet to the point of beginning for the tract of land herein described:

thence, along a new line created by this survey,

North 19 degrees 26 minutes 35 seconds West, 40.63 feet to a railroad spike set in Shaw Road

Thence, along said road; **North 72 degrees 00 minutes 00 seconds East, 18.67 feet** to the North-west corner of Lot 42 of Elliottsville;

Thence, along the west-line line of said lot and the east-line of Bail (310-680 O.R.)

South 05 degrees 29 minutes 05 seconds West, 44.28 feet to the point of beginning and containing **0.009 acres**.

This tract is to be continuous and contiguous with Lot 42 of Elliottsville.

Subject to all easements and rights of way of record.

Bearings are assumed and are used to denote interior angles only

All iron pins set in this survey are 5/8" by 30" long rebar with red I.D. cap stamped Branner P.S. 6805

The above survey is based on a field survey completed October 2011 by John M. Branner P.S. 6805



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

JUN 12 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: John M. Branner
DATE: 6/12/26



Survey to remedy encroachment of existing building on Lot 42 Elliottsville



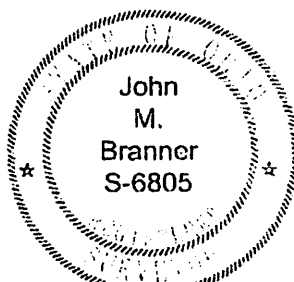
SHAW ROAD

~~MARK K. BAIL~~
342-1353 O.R.
PARCEL#A01-01401031-00
MARGARETS CREEK L.L.C.
631-207 O.R.

SCALE 1 INCH = 30 FEET
 △ = RAILROAD SPIKE SET
 ⊕ = IRON PIN SET (5/8" X 30" LONG REBAR)
 BEARINGS ASSUMED AND ARE TO BE
 USED TO DENOTE INTERIOR ANGLES ONLY

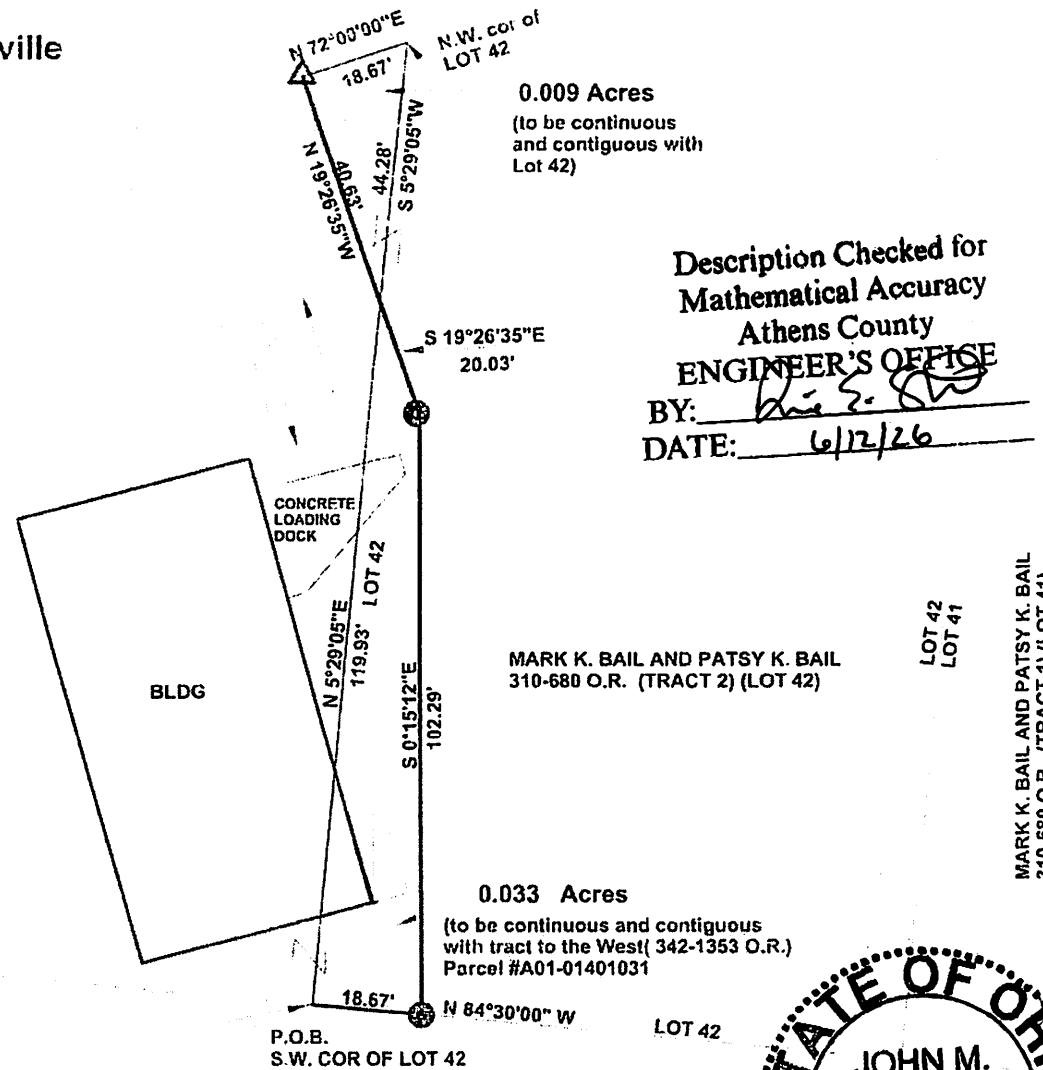
SURVEY OF A 0.033 ACRE TRACT
 OUT OF LOT 42 OF ELLIOTSVILLE
 AND A 0.009 ACRE TRACT OUT OF
 A TRACT AS DESCRIBED IN 260-352 O.R.
 BOTH TRACTS BEING SITUATED
 IN FARM LOT-90, SECTION 20 T.9, R.14
 ATHENS TWP, ATHENS CO., OH

John M. Branner
 JOHN M. BRANNER P.S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 45701
 OCTOBER 2011



MARK K AND PATSY BAIL
 310-680 O.R. (TRACT 3)
 9.35 AC

REV. 6-4-26 UPDATE ADJOINERS JMB



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 6/12/26

MARK K. BAIL AND PATSY K. BAIL
 310-680 O.R. (TRACT 1) (LOT 41)

